

**3. FUNERAL SERVICES ACQUISITION GROUP, INC.**  
**(Applicant)**

**03-3-CZ9-1 (02-319)**  
**Area 9/District 12**  
**Hearing Date: 6/19/03**

Property Owner (if different from applicant) Same

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1990	L. M. Park, Inc.	Modification of previous resolution.	CZAB-4	Approved
1955	Selma Oritt	Special permit for a cemetery development.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO NORTHWEST OFFICE

## ENFORCEMENT HISTORY

FUNERAL SERVICES  
ACQUISITION GROUP, INC.

LYING ON THE WEST SIDE OF  
THEORETICAL NW 102 AVENUE  
AND SOUTH OF NW 33 STREET,  
MIAMI-DADE COUNTY,  
FLORIDA.

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APPLICANT

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ADDRESS

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06/19/2003

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02-319

DATE

HEARING NUMBER

NO CURRENT ENFORCEMENT ACTION



June 4, 2003

## **ENFORCEMENT HISTORY**

**APPLICANT:** Funeral Services Acquisition Group, Inc.

**ADDRESS/LOCATION:** Lying South of NW 33 St. and between NW 102 Ave  
And NW 104 Ave. Folio no. 30-3029-001-0350

**HEARING NUMBER:** 02-319 (old # 02-288)

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DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Roberto A. Rodriguez  
Code Enforcement Officer I  
Enforcement Section, DERM  
(305) 372-6902

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Funeral Services Acquisition Group, Inc.

**PH:** Z02-319 (03-3-CZ9-1)

**SECTION:** 29-53-40

**DATE:** June 19, 2003

**COMMISSION DISTRICT:** 12

**ITEM NO.:** 3

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**A. INTRODUCTION**

o **REQUEST:**

FUNERAL SERVICES ACQUISITION GROUP, INC. is appealing the decision of Community Zoning Appeals Board #9 which denied the following

GU to IU-1

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of the Community Zoning Appeals Board-9 which denied a zone change on the subject property from GU, Interim District, to IU-1, Industrial, Light Manufacturing District.

o **LOCATION:**

Lying on the west side of theoretical N.W. 102 Avenue and south of N.W. 33 Street, Miami-Dade County, Florida.

o **SIZE:** 17.18+ acres.

o **IMPACT:**

The approval of this application will allow the applicant to develop an industrial development on this site. The request will bring additional traffic and noise into the area.

**B. ZONING HEARINGS HISTORY:**

In 1955, the Board of County Commissioners granted a special permit on this site that permitted the development of a cemetery. In 1983, the Zoning Appeals Board granted requests on a portion of the cemetery site that was not a part of the current site that allowed the filling of a portion of a lake and the adding of additional burial grounds. In 1990, the subject property was a part of a larger parcel that included the property that was the subject of the 1983 Resolution. The Zoning Appeals Board granted a modification of the approved plans of said 1983 Resolution and an unusual use that allowed mausoleums within the cemetery.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use plan designates the subject property as being within the Urban Development Boundary for **industrial and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant parcel	Industrial and Office
<u>Surrounding Properties:</u>	
NORTH: GU & RU-3M; golf course & apartments	Parks and Recreation (GU) & Residential, 5 to 13 dua (RU-3M)
SOUTH: GU; vacant	Industrial and Office
EAST GU & RU-3M; cemetery & apartments	Institutional and Office (GU) & Residential, 5 to 13 dua (RU-3M)
WEST: IU-C; warehouses	Industrial and Office

The subject parcel lies south of NW 33 Street and east of NW 104 Avenue. The property is zoned GU, Interim District, and is undeveloped. Costa del Sol lies to the north with a golf course and Casa Verde apartments to the east. The GU zoned area south of this parcel remains unimproved and is designated for Industrial and Office use on the Land Use Plan (LUP) map.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	
Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>Acceptable</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>Acceptable</b>
Open Space:	<b>Acceptable</b>
Buffering:	<b>Acceptable</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>Acceptable</b>
Visibility/Visual Screening:	<b>Acceptable</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>
Urban Design:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

**H. ANALYSIS:**

The applicant is appealing the May 1, 2003 decision of the Community Zoning Appeals Board-9 which denied this application without prejudice by a vote of 7-0.

The subject property is located on the west side of theoretical NW 102 Avenue and south of NW 33 Street. The applicant is requesting a district boundary change from GU, Interim District, to IU-1, Industrial, Light Manufacturing District. Although no longer required to do so by the regulations, the applicant has submitted plans showing the development of the site with warehouse bays and offices. A 20' wide landscaping strip is provided along the north side of the property which will consist of trees, shrubbery, and a 3' high berm. Landscaping strips are also provided along the remainder of the perimeter of the property. Access to the site is provided from NW 33 Street. The applicant intends to proffer a covenant limiting the development of the site to the plans submitted and proposing a sign program utilizing monument signs in lieu of detached signs. Staff notes that this property was once a part of the property to the east that was previously approved for a cemetery. However, said cemetery use was never developed on the subject property.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards

set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, among other things, said Department states in their memorandum pertaining to this application that the proposed medians in the right-of-way are not approved by this application and a separate permit for same will be required. Additionally, entrance features are not reviewed under this application and must be filed separately. The proposed zone change will generate an additional **373 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A," "B," and "C."

This application will allow the applicant to change the zoning on the property to IU-1, Industrial, Light Manufacturing District. The proposed IU-1 zoning will be **consistent** with the Master Plan which designates this area for Industrial and Office use on the Land Use Plan (LUP) map. The area to the west is zoned IU-C, Industrial District, Conditional, and designated for industrial and office uses and the area to the south, although zoned GU, Interim District, is also designated for Industrial and Office uses. The area to the east consists of a cemetery and apartments and the area to the north consists of a golf course and apartments. The proposed IU-1 zoning will be **compatible** with the industrially zoned property to the west and with the industrial and office designated area to the south. The plans submitted by the applicant will be compatible with the surrounding area and the proposed landscaping along the north and a portion of the east property lines will buffer the proposed warehouse development from the apartments to the north and east and will minimize any adverse impacts to same. Additionally, the applicants intent to utilize monument signs only in lieu of detached signs along NW 33 Street which will further minimize any visual impact to the surrounding area. Accordingly, staff recommends approval of the appeal and approval of the zone change to IU-1, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of the appeal and approval of the zone change to IU-1, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 02/11/03  
**DATE TYPED:** 02/27/03  
**DATE REVISED:** 04/01/03; 04/23/03; 05/23/03  
**DATE FINALIZED:** 05/29/03  
DO'QW:AJT:MTF:REM:JDR



Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning




# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: January 15, 2003

SUBJECT: Z2002000319  
Funeral Services Acquisition Group  
S/O theoretical NW 33<sup>rd</sup> Street and  
NW 102<sup>nd</sup> Avenue  
DBC from GU to IU-1  
(GU) (17.18 Ac.)  
29-53-40

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a



surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Hazardous Materials Management:

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the proposed zoning classification; operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Wetlands:

The subject property in the East Turnpike Basin, portions of which are in an area that is generally considered to be jurisdictional wetlands. Therefore, the applicant may be required to obtain a Class IV Wetland permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida unless:

1. The subject property was reviewed by Dade County Developmental Impact Committee (DIC) and received an approved developmental order as a result of the process prior to July 1, 1994, or
2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection, or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
3. A statement has been issued or will be issued by Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement on or prior to June 1, 1994.

The applicant is advised that permits from the U.S. Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (DEP), and the South Florida Water Management District (SDWMD) may be required for the proposed project. Please be advised that it is the responsibility of the applicant to contact the USACOE, DEP, and the SFWMD.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Funeral Services Acquisition Group, Inc.

This Department has no objections to this application.

Proposed medians in right-of-way are not approved by this application. A separate permit will be required for the Proposed medians on NW 33 St.

Entrance features are not reviewed under this application and must be filed separately.

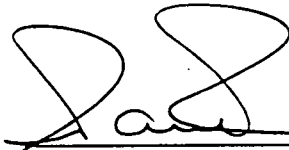
Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 373 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9442	NW 41 St. w/o NW 107 Ave.	A	A
9440	NW 36 St. Ext. w/o NW 97 Ave.	C	C
9404	NW 25 St. w/o NW 87 Ave.	C	C
9512	NW 107 Ave. n/o NW 25 St.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
Raul A. Pino, P.L.S.

APR. 23 2003

Date

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AL AMOUNT OF FEE 399.00

RECEIPT # 200307879

DATE HEARD: 5 10/1/03

BY CZAB # 9

RECEIVED  
MAY 14 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY Adriana Garcia  
DATE RECEIVED STAMP

\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instructions for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 03-3-CZ9-1 (02-319)

Filed in the name of (Applicant) Funeral Services Acquisition Group Inc.

Name of Appellant, if other than applicant same as above

Address/Location of APPELLANT'S PROPERTY:

Tract 33 and portions of Tracts 34 and 35 of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" of Section 29, Township 53 South, Range 40, according to the plat thereof as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

A portion of "LAKESIDE MEMORIAL PARK NEGEV GARDENS" according to the plat thereof as recorded in Plat Book 90, at Page 45 of the Public Records of Miami-Dade County, Florida, and a portion of "LAKESIDE MEMORIAL PARK AKIBA GARDENS", according to the plat thereof as recorded in Plat Book 142, at

Page 6 of the Public Records of Miami-Dade County, Florida and including all of "LAKESIDE MEMORIAL PARK SAMARIA GARDENS" according to the plat thereof as recorded in Plat Book 142, at Page 9 of the Public Records of Miami-Dade County, Florida being more particularly described as follows:

Begin at the center of said Section 29; thence run S. 01°26'22"E., along the East line of the S.W. ¼ of said Section 29, for 329.66 feet; thence N. 89°55'00"W. for 55.84 feet; thence S. 01°26'22"E. for 15.71 feet (the previous two courses were coincident with a portion of the Northerly boundary of "LAKESIDE MEMORIAL PARK GALILEE GARDENS", according to the plat thereof as recorded in Plat Book 91, at Page 3 of the Public Records of Miami-Dade County, Florida); thence West, along the aforesaid Northerly boundary and along the Northerly boundary of said "LAKESIDE MEMORIAL PARK NEGEV GARDENS", 332.95 feet; thence South, in part, along the Westerly boundary of said "LAKESIDE MEMORIAL PARK NEGEV GARDENS", for 317.14 feet; thence West for 920.79 feet; thence N. 01°24'06"W., along the West line of the East ½ of the S.W. ¼ of said Section 29, for 664.68 feet; thence S. 89°54'22"E., along the North line of the S.W. ¼ of said Section 29, for 1317.16 feet to the point of Beginning.

**Application, or part of Application being Appealed (Explanation):**

Entire appealable application.

**Appellant (name): Funeral Services Acquisition Group, Inc. hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows: (State in brief and concise language)**

1. That applicants request is consistent with the Miami-Dade County (hereinafter "County") Comprehensive Master Plan (hereinafter "Master Plan") and consistent with the surrounding development and community, and
2. That applicants request is recommended without qualification by the professional staff of the County, and

3. That there is a lack of substantial, competent evidence on the record before the Community Council that there is a legitimate public purpose supporting denial of the application and thus the refusal to grant the zoning requested under the application is arbitrary, and unreasonable, and
4. The decision of the Community Council did not suggest any reasonable use of the Property in accordance with the existing Master Plan designation of the Property, and
5. The Covenant and Site Plan voluntarily proffered by Applicant at the Community Council hearing eliminated all potentially adverse effects of the proposed development on the surrounding community as determined not only by Applicant's experts but also by the County's professional staff.

For all of the above reasons and in accordance with Applicant's evidentiary record before the Community Council at the hearing on May 1, 2003 the decision of the Community Council should be reversed by the County and applicants requested Zoning should be approved.

APPELLANT MUST SIGN THIS PAGE

Date: 13 day of may, year: 2003

Funeral Services Acquisition Group, Inc.

By [Signature]  
Stephen A. Steiner  
Print Name  
8323 NW 12 St #111 Miami, FL 33126  
Mailing Address  
305-7188421 305-7188649  
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

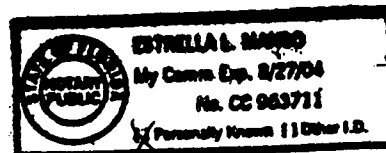
Representing: Funeral Services Acquisition Group, Inc.

By [Signature]  
Stephen A. Steiner  
Print Name  
8323 NW 12 St #111  
Mailing Address  
Miami FL 33126  
City State Zip  
305-7188421  
Telephone Number

Subscribed and Sworn to before me on the 13 day of may, year 2003

[Signature]  
Notary Public  
(stamp/seal)

Commission expires:



APPELLANT'S AFFIDAVIT OF STANDING  
(must be signed by each Appellant)

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME the undersigned authority personally appeared STEPHEN STEPNER, as representative of Funeral Services Acquisition Group, Inc. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing  
☐ 2. Original Applicant  
☐ 3. Written objection waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Maria Hernandez  
Signature

Maria I. Hernandez  
Print Name

Andres Miyares  
Print Name

Andres Miyares  
Signature

Stephen A. Stepner  
Appellant's signature

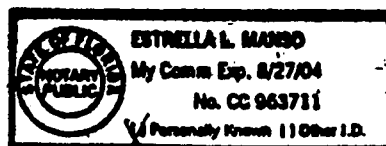
Stephen A. Stepner  
Print Name

Sworn to and subscribed before me on the 13 day of may, year 2003.

Appellant is personally known to me or has produced \_\_\_\_\_ as identification.

Esao Oller

Notary  
(Stamp/Seal)  
Commission Expires:





**RESOLUTION NO. CZAB9-7-03**

**WHEREAS, FUNERAL SERVICES ACQUISITION GROUP, INC.** applied for the following:

**GU to IU-1**

**SUBJECT PROPERTY:** Tract 33 and portions of Tracts 34 and 35 of FLORIDA FRUIT LANDS COMPANY' S SUBDIVISION NO. 1 of Section 29, Township 53 South, Range 40 East, Plat book 2, Page 17. **TOGETHER WITH:** A portion of LAKESIDE MEMORIAL PARK NEGEV GARDENS, Plat book 90, Page 45, and a portion of LAKESIDE MEMORIAL PARK AKIBA GARDENS, Plat book 142, Page 6 and including all of LAKESIDE MEMORIAL PARK SAMARIA GARDENS, Plat book 142, Page 9, being more particularly described as follows:

Begin at the center of said Section 29; thence run S1°26' 22"E, along the east line of the SW ¼ of said Section 29, for 329.66' ; thence N89°55' 0"W for 55.84' ; thence S1°26' 22"E for 15.71' (the previous two courses were coincident with a portion of the N/ly boundary of LAKESIDE MEMORIAL PARK GALILEE GARDENS, Plat book 91, Page 3; thence west, along the aforesaid N/ly boundary and along the N/ly boundary of said LAKESIDE MEMORIAL PARK NEGEV GARDENS 332.95' ; thence south, in part, along the W/ly boundary of said LAKESIDE MEMORIAL PARK NEGEV GARDENS, for 317.14' ; thence west for 920.79' ; thence N1°24' 6"W, along the west line of the east ½ of the SW ¼ of said Section 29, for 664.68' ; thence S89°54' 22"E, along the north line of the SW ¼ of said Section 29, for 1,317.16' to the Point of beginning.

**LOCATION:** Lying on the west side of theoretical N.W. 102 Avenue and south of N.W. 33 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 9 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

**WHEREAS,** upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to IU-1 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Max E. Salvador, seconded by Mary Swofford, and upon a poll of the members present the vote was as follows:

Pedro E. Cabrera Jr.	aye	Sandra Ruiz	aye
Oscar Puig Corve	aye	Max E. Salvador	aye
Michael DiPietro	aye	Mary Swofford	aye
Juan Carlos Bermudez	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 9, that the requested district boundary change to IU-1 be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 1<sup>st</sup> day of May, 2003.

Hearing No. 03-3-CZ9-1  
ej

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

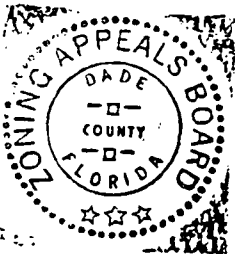
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 9, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB9-7-03 adopted by said Community Zoning Appeals Board at its meeting held on the 1<sup>st</sup> day of May, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16<sup>th</sup> day of May, 2003.



\_\_\_\_\_  
Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

**SEAL**



### DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

FUNERAL SERVICES ACQUISITION GROUP, INC., a Florida corporation f/k/a LM PARK, INC., a Florida corporation

NAME, ADDRESS AND OFFICE

Percentage of Stock

\* SEE SCHEDULE "A" ATTACHED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

\_\_\_\_\_  
TRUST NAME

NAME AND ADDRESS

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
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If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

NAME

NAME AND ADDRESS (if applicable)

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

FUNERAL SERVICES ACQUISITION GROUP,  
INC., a Florida corporation f/k/a LM Park, Inc., a  
Florida corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: V.P.

COUNTRY OF CANADA )

PROVINCE OF ONTARIO )

The foregoing Mortgage was acknowledged before me this 30<sup>th</sup> day of SEPTEMBER, 2002, by JOHN LAJOY, who is personally known to me or who produced \_\_\_\_\_ as identification.

Ann Elizabeth Watson

NOTARY PUBLIC

Print Name: ANN ELIZABETH WATSON

My Commission Expires: N/A

ANN ELIZABETH WATSON  
A NOTARY PUBLIC IN AND FOR  
THE PROVINCE OF ONTARIO

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

SCHEDULE A

<u>Company Name</u>	<u>Shareholder</u>	<u>% Ownership</u>
Funeral Services Acquisition Group, Inc.	MHI Group, Inc.	100.0000% Common

SCHEDULE A

<u>Company Name</u>	<u>Shareholder</u>	<u>% Ownership</u>
MHI Group, Inc.	Alderwoods Group, Inc.	100.0000% Common

ALDERWOODS GROUP, INC. IS LISTED ON THE NASDAQ  
EXCHANGE (SYMBOL AWGI).



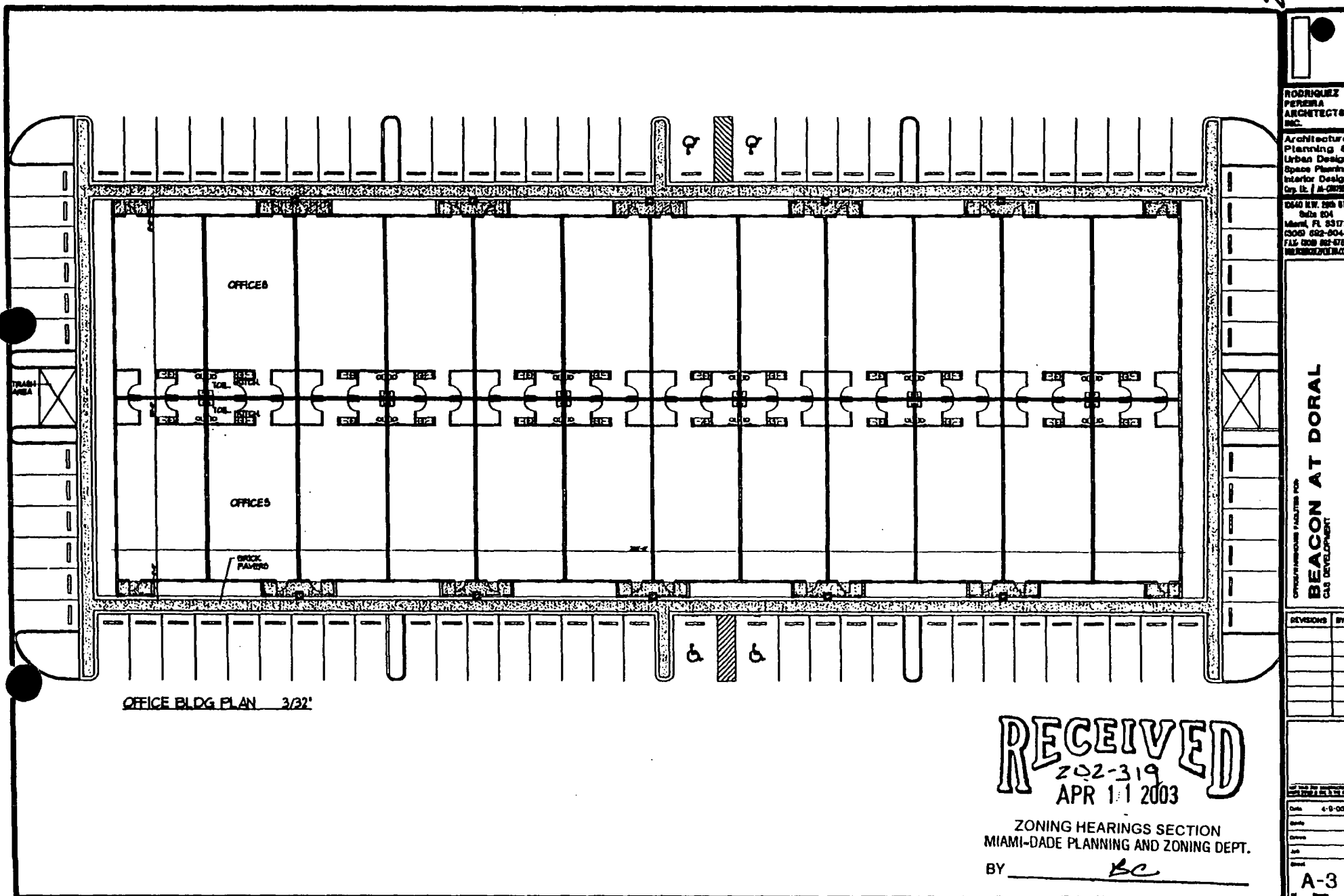




BY ISC

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BY                      *BC*

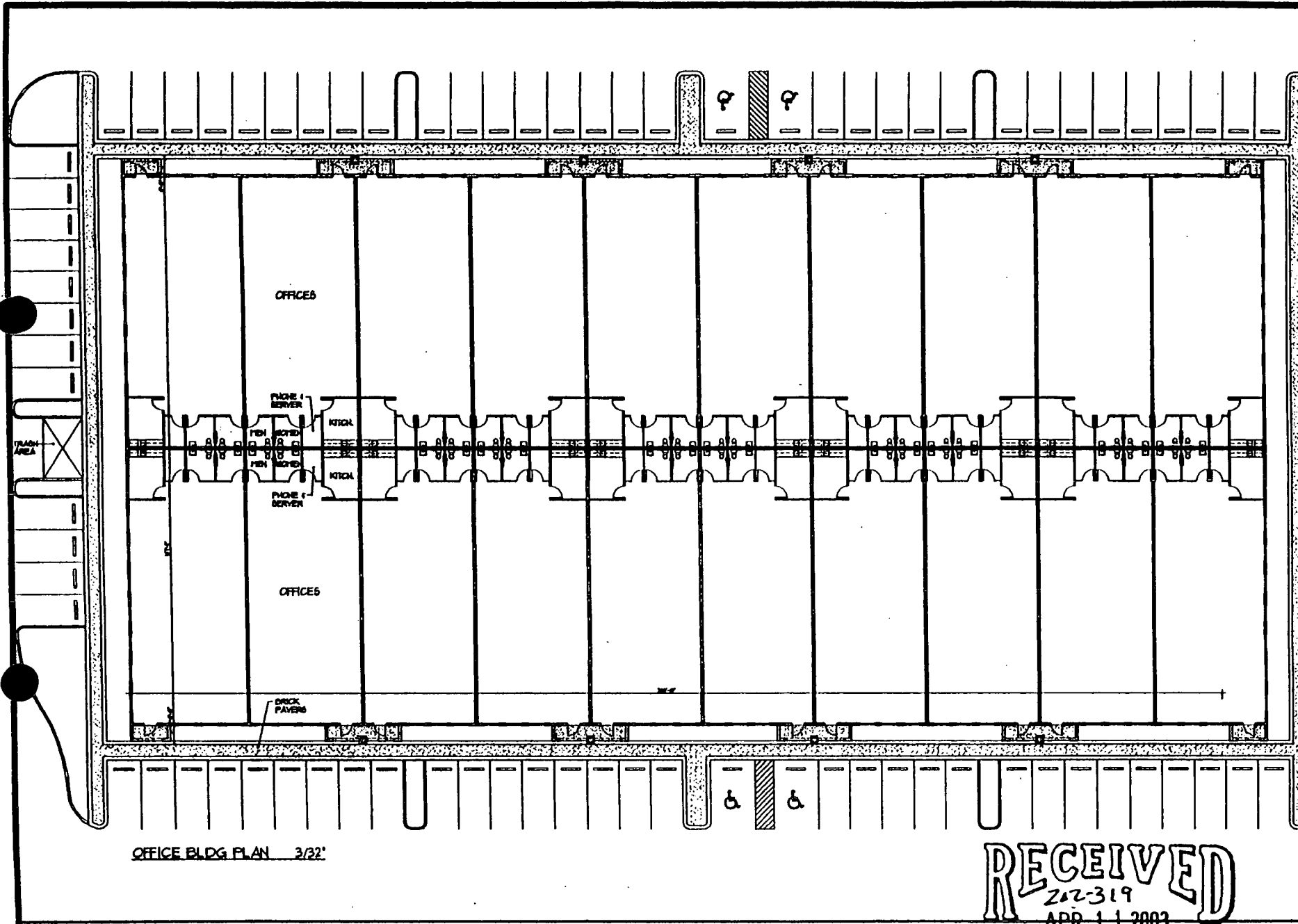
30

RODRIGUEZ  
PEREIRA  
ARCHITECTS,  
INC.  
Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
Dry L. / A-0075H  
12410 N.W. 28th St.  
Suite 204  
Miami, FL 33172  
(305) 682-8045  
FAX (305) 682-0766  
WWW.RPAA.COM

OFFICE/WAREHOUSE FACILITY FOR  
**BEACON AT DORAL**  
C&S DEVELOPMENT

REVISIONS	BY

DATE: 4-9-08  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 IN CHARGE: [blank]  
 PROJECT NO: [blank]  
 SHEET NO: **A-5**



OFFICE BLDG PLAN 3/22'

**RECEIVED**  
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 APR 11 2008

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY BE

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY BC



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ARCHITECTS,  
INC.

Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
Dry. L.L. / A-0119

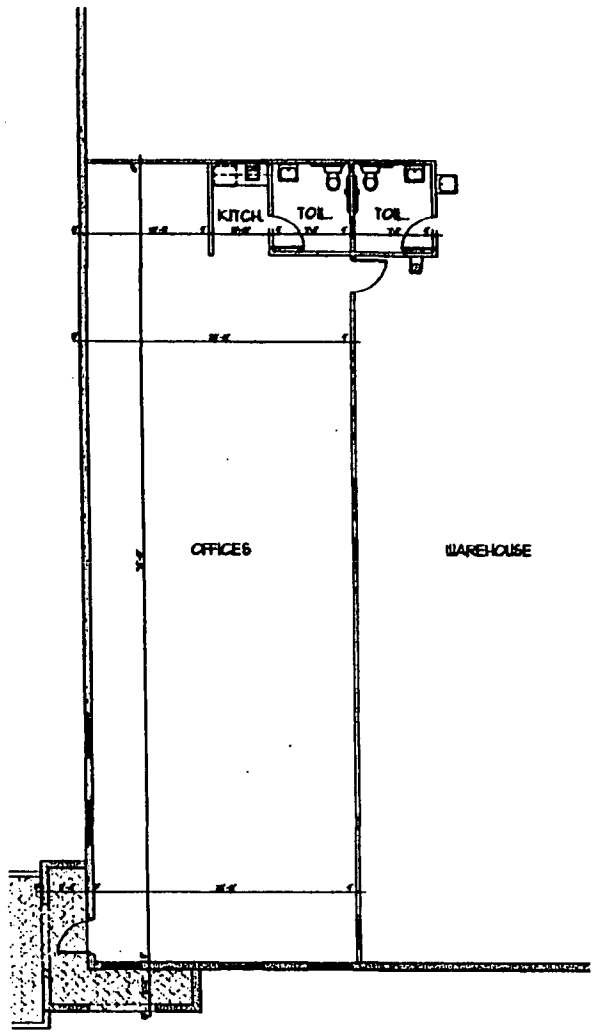
1540 N.W. 59th St.  
Suite 204  
Miami, FL 33172  
Phone: 682-8046  
Fax: 682-82476  
www.rodriguezperera.com

OFFICIAL RECORD FACILITY FOR  
**BEACON AT DORAL**  
CJS DEVELOPMENT

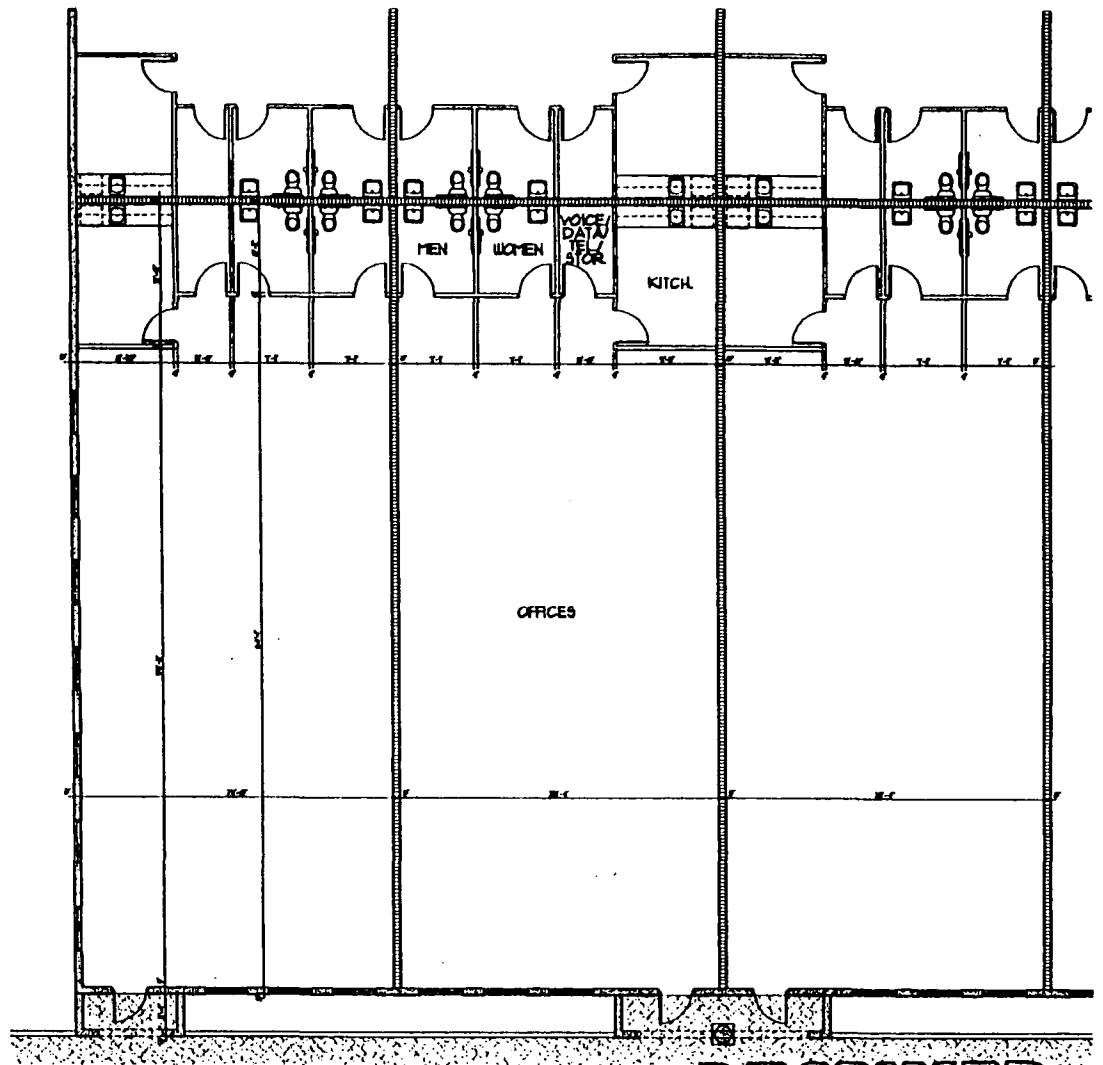
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BY: [Signature]  
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DATE: [Signature]  
DATE: [Signature]

**A-7**



ENLARGED DOCK HEIGHT BLDG PLAN 3/16"

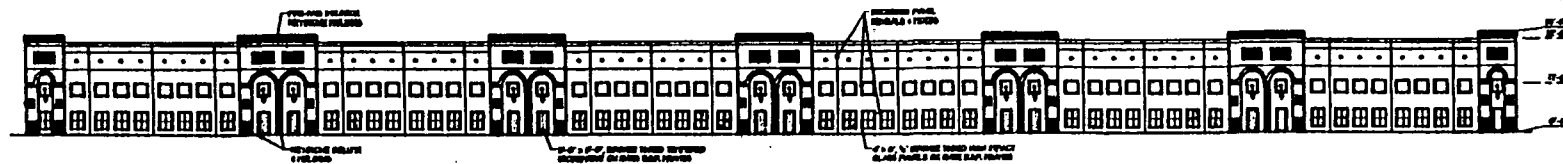


ENLARGED OFFICE BLDG PLAN 3/16"

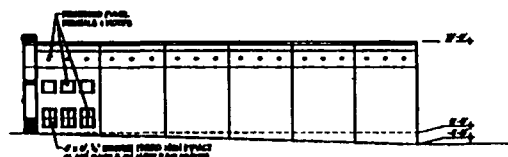
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APR 11 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

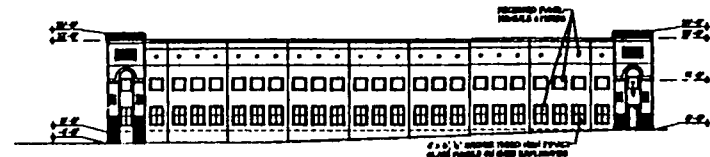
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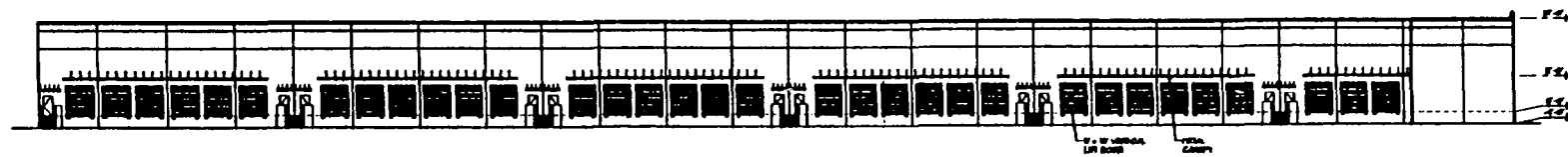
FRONT ELEVATION 1"=20'  
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LEFT SIDE ELEVATION 1"=20'  
DOCK HEIGHT BLDG



REAR ELEVATION 1"=20'  
DOCK HEIGHT BLDG

**RODRIGUEZ  
PEREZ  
ARCHITECTS, P.C.**  
Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
Dry Lx / A-08581  
1040 N.W. 88th St.  
Suite 204  
Miami, FL 33173  
(305) 682-8045  
FAX: (305) 682-8788  
RODRIGUEZPEREZ.COM

OFFICIAL/ARCHITECTURE PLAN/SECTION FOR  
**BEACON AT DORAL**  
C&S DEVELOPMENT

REVISIONS	BY

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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

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**A-8**



**RODRIGUEZ  
PEREIRA  
ARCHITECTS, INC.**

Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
Dr. U. / A-011111  
1040 N.W. 88th St.  
Suite 204  
Miami, FL 33172  
(305) 682-8046  
FAX (305) 682-8700  
WWW.RPARCHITECTS.COM

OFFICE/RESIDENTIAL FACILITIES FOR  
**BEACON AT DORAL**  
CJS DEVELOPMENT

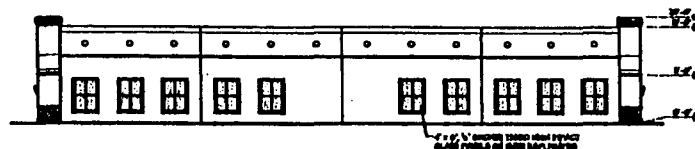
REVISIONS	BY

DATE: 4-9-03  
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DATE: 4-9-03

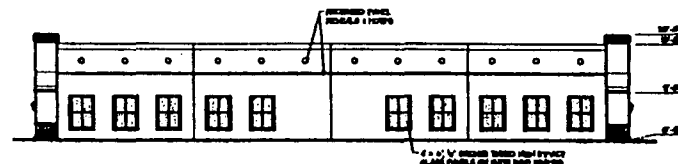
**A-9**



**FRONT ELEVATION 3/32'**  
OFFICE BLDG



**RIGHT SIDE ELEVATION 3/32'**  
OFFICE BLDG



**LEFT SIDE ELEVATION 3/32'**  
OFFICE BLDG



**REAR ELEVATION 3/32'**  
OFFICE BLDG

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202-319  
APR 11 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY Be





RODRIGUEZ PEREIRA ARCHITECTS, INC.

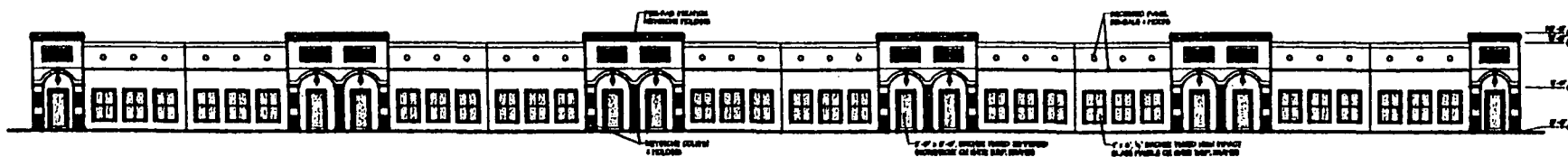
Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
City, L.A. / A-Civil  
10440 N.W. 88th St.  
Suite 204  
Miami, FL 33178  
305-592-8046  
FAX 305-592-8048  
RODRIGUEZPEREIRA.COM

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**BEACON AT DORAL**  
C&S DEVELOPMENT

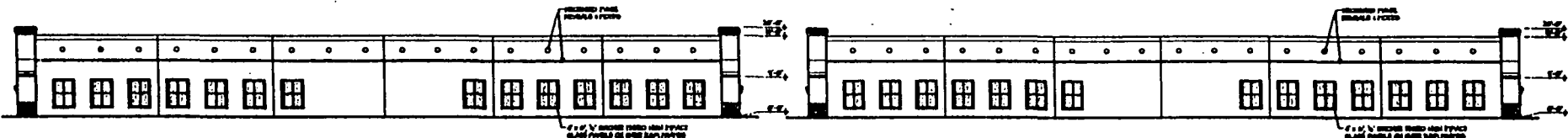
REVISIONS	BY

DATE OF ISSUE: 4-9-03  
DATE OF REVISION: 4-9-03

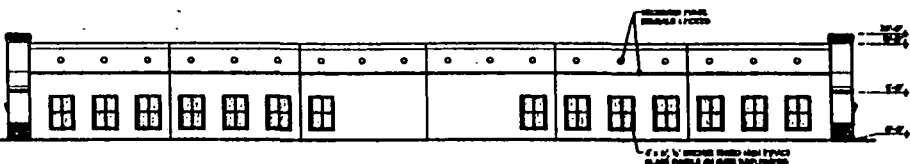
Sheet  
Title  
Project  
Date  
A-11



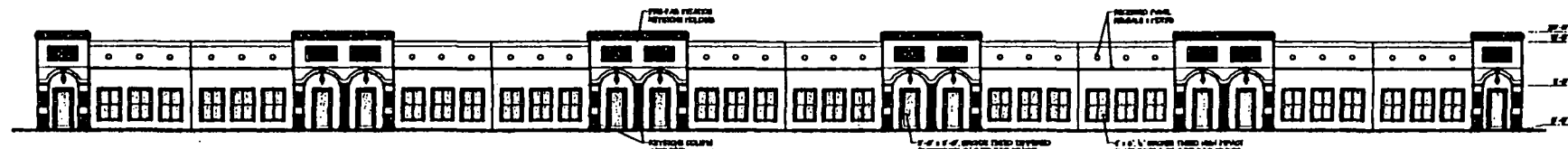
FRONT ELEVATION 3/32'  
OFFICE BLDG



RIGHT SIDE ELEVATION 3/32'  
OFFICE BLDG



LEFT SIDE ELEVATION 3/32'  
OFFICE BLDG

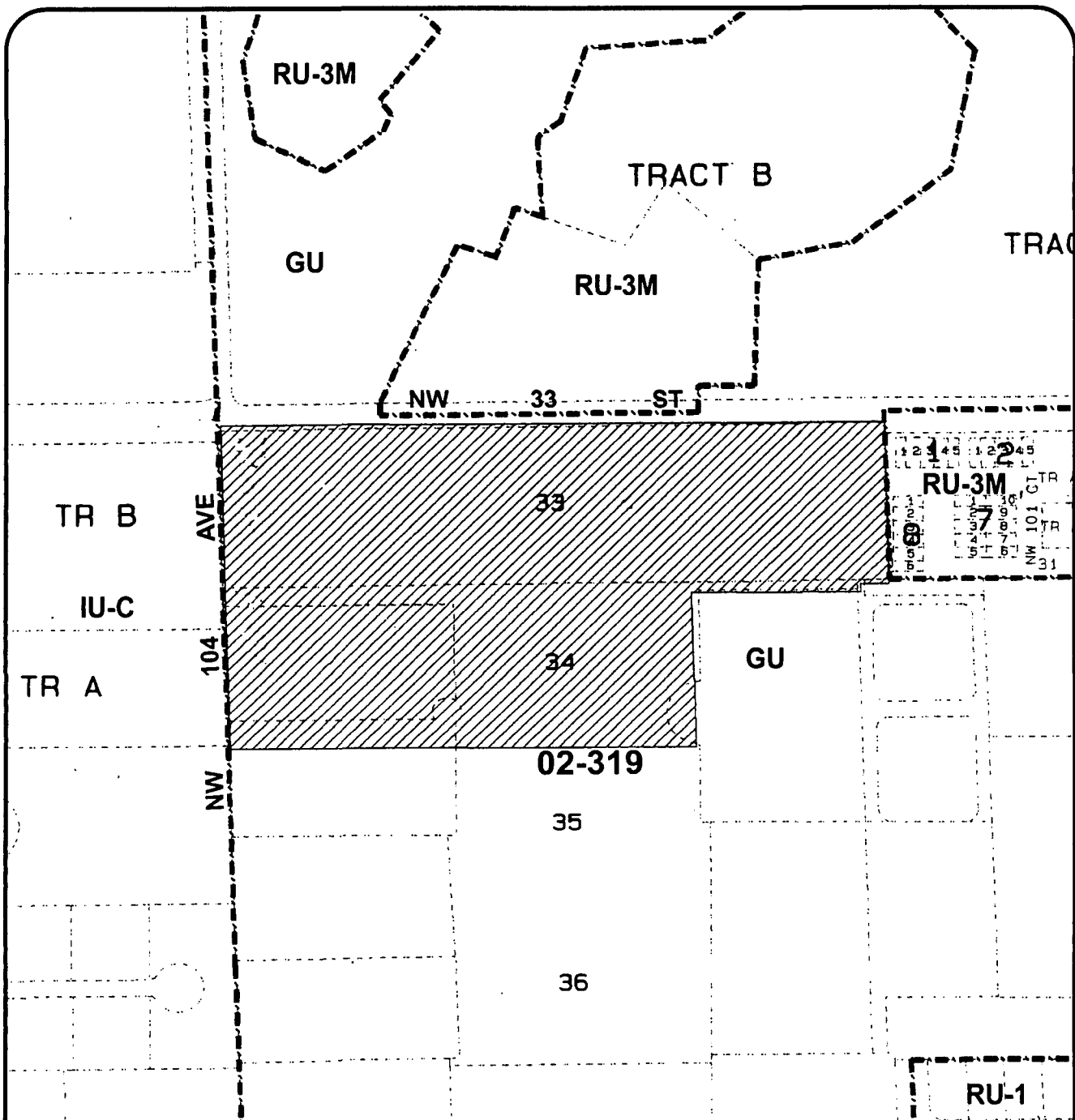


REAR ELEVATION 3/32'  
OFFICE BLDG

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202-319  
APR 11 2003

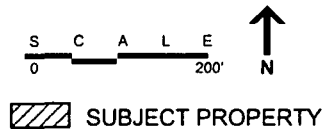
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

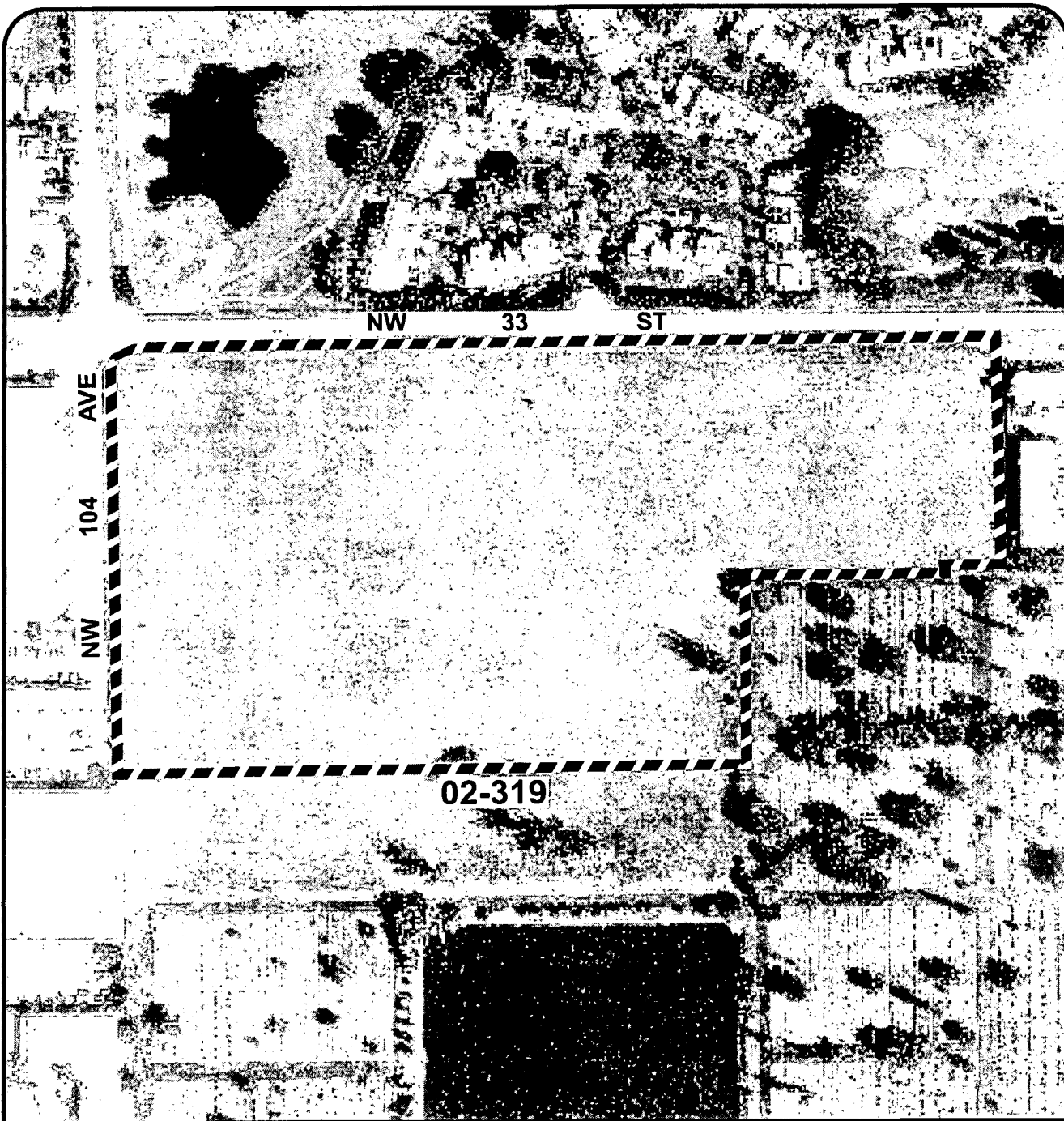
BY BC



**MIAMI-DADE COUNTY  
HEARING MAP**

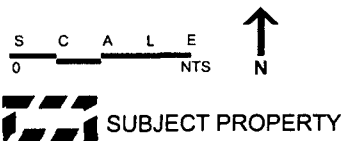
Section: 29 Township: 53 Range: 40  
 Process Number: 02000319  
 Applicant: FUNERAL SERVICES ACQUISITION  
 District Number: 12  
 Zoning Board: C09  
 Drafter ID: CIRO  
 Scale: 1:300'





MIAMI-DADE COUNTY  
**AERIAL**

Section: 29 Township: 53 Range: 40  
Process Number: 02000319  
Applicant: FUNERAL SERVICES ACQUISITION  
District Number: 12  
Zoning Board: C09  
Drafter ID: CIRO  
Scale: 1:300'





**A. FUNERAL SERVICES ACQUISITION GROUP, INC.**  
**(Applicant)**

**03-3-CZ9-1 (02-319)**  
**Area 9/District 12**  
**Hearing Date: 5/1/03**

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1990	L. M. Park, Inc.	Modification of previous resolution.	CZAB-4	Approved
1955	Selma Oritt	Special permit for a cemetery development.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO NORTHWEST OFFICE

## ENFORCEMENT HISTORY

FUNERAL SERVICES  
ACQUISITION GROUP, INC.

LYING ON THE WEST SIDE OF  
THEORETICAL NW 102 AVENUE  
AND SOUTH OF NW 33 STREET,  
MIAMI-DADE COUNTY,  
FLORIDA

---

**APPLICANT**

---

**ADDRESS**

---

05/01/2003

---

02-319

**DATE**

**HEARING NUMBER**

**NO CURRENT ENFORCEMENT ACTION**



**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 9**

**APPLICANT:** Funeral Services Acquisition Group, Inc. **PH:** Z02-319 (03-3-CZ9-1)

**SECTION:** 29-53-40 **DATE:** May 1, 2003

**COMMISSION DISTRICT:** 12 **ITEM NO.:** A

**A. INTRODUCTION**

o **REQUEST:**

GU to IU-1

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from GU, Interim District, to IU-1, Industrial, Light Manufacturing District.

o **LOCATION:**

Lying on the west side of theoretical N.W. 102 Avenue and south of N.W. 33 Street, Miami-Dade County, Florida.

o **SIZE:** 17.18+ acres.

o **IMPACT:**

The approval of this application will allow the applicant to develop an industrial development on this site. The request will bring additional traffic and noise into the area.

**B. ZONING HEARINGS HISTORY:**

In 1955, the Board of Count Commissioners granted a special permit on this site that permitted the development of a cemetery. In 1983, the Zoning Appeals Board granted requests on a portion of the cemetery site that was not a part of the current site that allowed the filling of a portion of a lake and the adding of additional burial grounds. In 1990, the subject property was a part of a larger parcel that included the property that was the subject of the 1983 Resolution. The Zoning Appeals Board granted a modification of the approved plans of said 1983 Resolution and an unusual use that allowed mausoleums within the cemetery.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use plan designates the subject property as being within the Urban Development Boundary for **industrial and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant parcel	Industrial and Office
<u>Surrounding Properties:</u>	
NORTH: GU & RU-3M; golf course & apartments	Parks and Recreation (GU) & Residential, 5 to 13 dua (RU-3M)
SOUTH: GU; vacant	Industrial and Office
EAST GU & RU-3M; cemetery & apartments	Institutional and Office (GU) & Residential, 5 to 13 dua (RU-3M)
WEST: IU-C; warehouses	Industrial and Office

The subject parcel lies south of NW 33 Street and east of NW 104 Avenue. The property is zoned GU, Interim District, and is undeveloped. Costa del Sol lies to the north with a golf course and Casa Verde apartments to the east. The GU zoned area south of this parcel remains unimproved and is designated for Industrial and Office use on the Land Use Plan (LUP) map.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	
Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>Acceptable</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>Acceptable</b>
Open Space:	<b>Acceptable</b>
Buffering:	<b>Acceptable</b>
Access:	<b>Acceptable</b>
Parking Layout/Circulation:	<b>Acceptable</b>
Visibility/Visual Screening:	<b>Acceptable</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>
Urban Design:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall

take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

**H. ANALYSIS:**

This application was deferred from the March 20, 2003 meeting of the Community Zoning Appeals Board-9 with leave to amend and to allow the applicant to meet with neighbors. At the time of this writing, no amendments to this application had been made.

The subject property is located on the west side of theoretical NW 102 Avenue and south of NW 33 Street. The applicant is requesting a district boundary change from GU, Interim District, to IU-1, Industrial, Light Manufacturing District. Although no longer required to do so by the regulations, the applicant has submitted plans which have been revised showing the development of the site with warehouse bays and offices. A 20' wide landscaping strip is provided along the north side of the property. Said landscaping strips will consist of trees, shrubbery, and a 3' high berm. Landscaping strips are also provided along the perimeter of the remaining sides. Access to the site is provided from NW 33 Street. The applicant intends to proffer a covenant limiting the development of the site to the revised plans submitted and indicating a sign proposal to utilize monument signs in lieu of detached signs. Staff notes that this property was once a part of the property to the east that was previously approved for a cemetery. However, said cemetery use was never developed on the subject property.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, among other things, said Department states in their memorandum pertaining to this application that the proposed medians in the right-of-way are not

approved by this application and a separate permit for same will be required. Additionally, entrance features are not reviewed under this application and must be filed separately. The proposed zone change will generate an additional **373 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A," "B," and "C."


This application will allow the applicant to change the zoning on the property to IU-1, Industrial, Light Manufacturing District. The proposed IU-1 zoning will be **consistent** with the Master Plan which designates this area for Industrial and Office use on the Land Use Plan (LUP) map. The area to the west is zoned IU-C, Industrial District, Conditional, and designated for industrial and office uses and the area to the south, although zoned GU, Interim District, is designated for Industrial and Office uses. The area to the east consists of a cemetery and apartments and the area to the north consists of a golf course and apartments. The proposed IU-1 zoning will be **compatible** with the industrial zoned property to the west and with the industrial and office designated area to the south. The plans submitted by the applicant will be compatible with the surrounding area and the proposed landscaping strips along the north and a portion of the east property lines will buffer the proposed warehouse development from the apartments to the north and east and will minimize any adverse impacts to same. Additionally, the applicants intent to utilize monument signs only in lieu of detached signs along NW 33 Street will further minimize any visual impact to the surrounding area. Accordingly, staff recommends approval of the zone change to IU-1, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of the zone change to IU-1, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/11/03  
DATE TYPED: 02/27/03  
DATE REVISED: 04/01/03; 04/23/03  
DATE FINALIZED: 04/23/03  
DO'QW:AJT:MTF:REM:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: January 15, 2003

SUBJECT: Z2002000319  
Funeral Services Acquisition Group  
S/O theoretical NW 33<sup>rd</sup> Street and  
NW 102<sup>nd</sup> Avenue  
DBC from GU to IU-1  
(GU) (17.18 Ac.)  
29-53-40

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a

surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Hazardous Materials Management:

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the proposed zoning classification; operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Wetlands:

The subject property in the East Turnpike Basin, portions of which are in an area that is generally considered to be jurisdictional wetlands. Therefore, the applicant may be required to obtain a Class IV Wetland permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida unless:

1. The subject property was reviewed by Dade County Developmental Impact Committee (DIC) and received an approved developmental order as a result of the process prior to July 1, 1994, or
2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection, or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
3. A statement has been issued or will be issued by Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement on or prior to June 1, 1994.

The applicant is advised that permits from the U.S. Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (DEP), and the South Florida Water Management District (SDWMD) may be required for the proposed project. Please be advised that it is the responsibility of the applicant to contact the USACOE, DEP, and the SFWMD.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Funeral Services Acquisition Group, Inc.

This Department has no objections to this application.

Proposed medians in right-of-way are not approved by this application. A separate permit will be required for the Proposed medians on NW 33 St.

Entrance features are not reviewed under this application and must be filed separately.

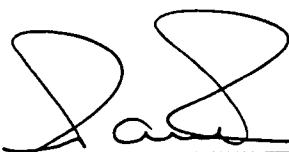
Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 373 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9442	NW 41 St. w/o NW 107 Ave.	A	A
9440	NW 36 St. Ext. w/o NW 97 Ave.	C	C
9404	NW 25 St. w/o NW 87 Ave.	C	C
9512	NW 107 Ave. n/o NW 25 St.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
\_\_\_\_\_  
Raul A. Pino, P.L.S.

APR. 23 2003

\_\_\_\_\_  
Date



### DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

FUNERAL SERVICES ACQUISITION GROUP, INC., a Florida corporation f/k/a LM PARK, INC., a Florida corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>* SEE SCHEDULE "A" ATTACHED</u>	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

<u>TRUST NAME</u>	
<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

<u>NAME</u>	
_____	
<u>NAME AND ADDRESS (if applicable)</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.


For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

FUNERAL SERVICES ACQUISITION GROUP,  
INC., a Florida corporation f/k/a LM Park, Inc., a  
Florida corporation

By: 

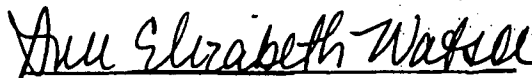
Name: JOHN LAJOY

Title: V.P.

COUNTRY OF CANADA )

PROVINCE OF ONTARIO )

The foregoing Mortgage was acknowledged before me this 30<sup>th</sup> day of SEPTEMBER, 2002, by JOHN LAJOY, who is personally known to me or who produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

Print Name: ANN ELIZABETH WATSON

My Commission Expires: N/A

ANN ELIZABETH WATSON  
A NOTARY PUBLIC IN AND FOR  
THE PROVINCE OF ONTARIO

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

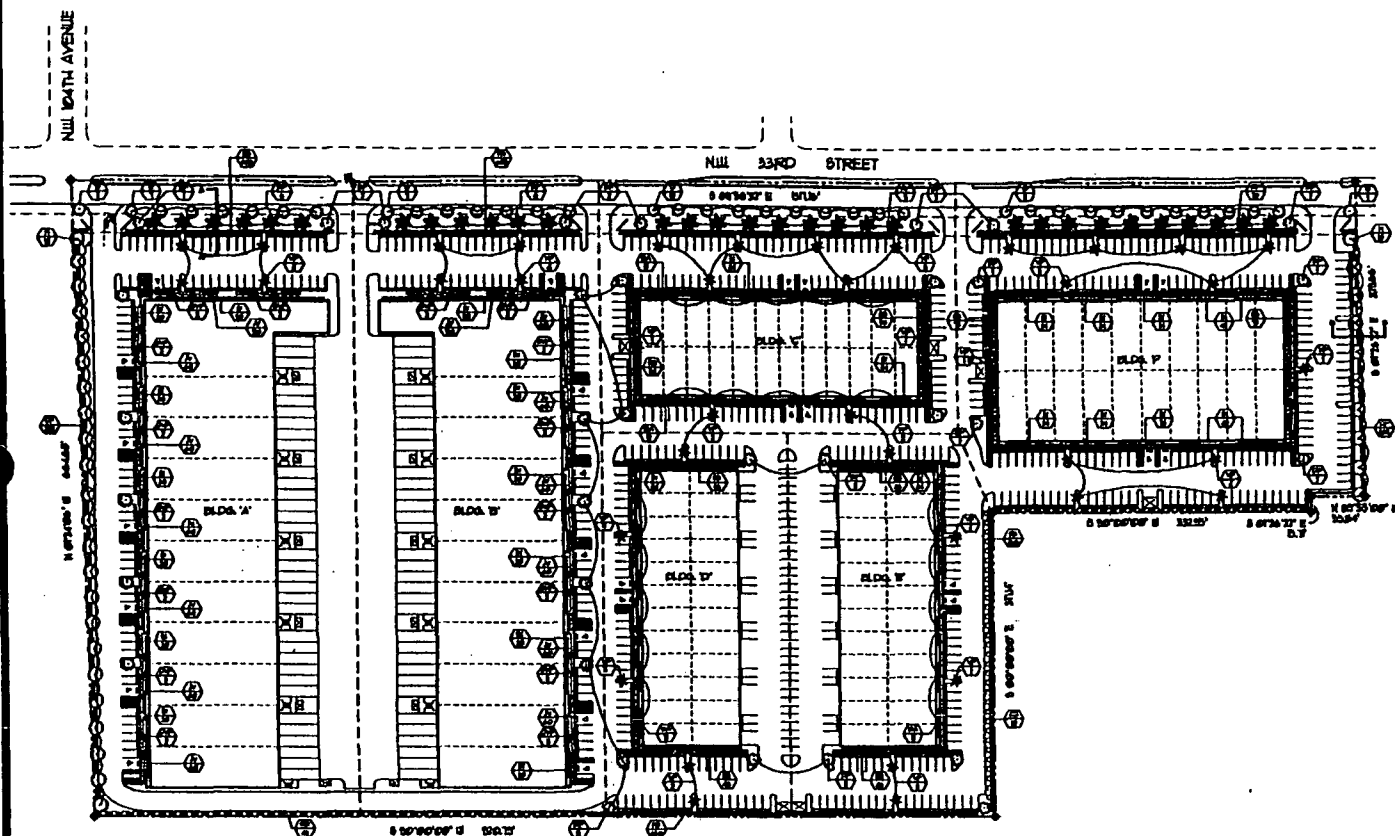
SCHEDULE A

<u>Company Name</u>	<u>Shareholder</u>	<u>% Ownership</u>
Funeral Services Acquisition Group, Inc.	MHI Group, Inc.	100.0000% Common

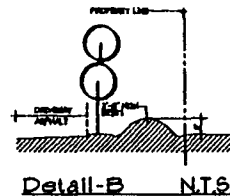
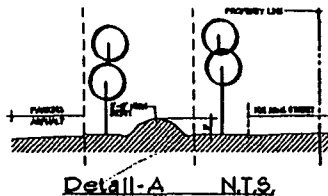
SCHEDULE A

<u>Company Name</u>	<u>Shareholder</u>	<u>% Ownership</u>
MHI Group, Inc.	Alderwoods Group, Inc.	100.0000% Common

ALDERWOODS GROUP, INC. IS LISTED ON THE NASDAQ  
EXCHANGE (SYMBOL AWGI).



Landscape Plan 1"=60'



**Landscape Legend**  
Chapter 18A - Ordinance 12-22

**ZONE** RM-1  
**DISTRICT** 1

	REQ.	PROV.
LANDSCAPE OPEN SPACE (1% minimum)	100%	100%
LANDSCAPE OPEN SPACE (2% minimum)	100%	100%
LANDSCAPE OPEN SPACE (3% minimum)	100%	100%
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LANDSCAPE OPEN SPACE (100% minimum)	100%	100%

**TOTAL NUMBER OF TREES**

**REMARKS (NEW AND INDUSTRIAL USE ZONES)**

REVISION	DATE	DESCRIPTION	NOTES
1	10/1/01	Initial Design	10/1/01
2	10/1/01	Revised Design	10/1/01
3	10/1/01	Final Design	10/1/01
4	10/1/01	Final Design	10/1/01
5	10/1/01	Final Design	10/1/01
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98	10/1/01	Final Design	10/1/01
99	10/1/01	Final Design	10/1/01
100	10/1/01	Final Design	10/1/01

- LANDSCAPING NOTES:**
1. ALL PLANT MATERIAL SHALL BE GRADE "1" OR BETTER.
  2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
  3. ALL PLANT MATERIAL SHALL BE SUPPLIED FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
  4. BID SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
  5. CONSTRUCTION SHALL PROVIDE, AFTER REPAIRS, A SUFFICIENT TOP SOIL DEPTH FOR GROWTH.

**RECEIVED**  
202-314  
APR 11 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

**RODRIGUEZ PEREZ ARCHITECTS, INC.**  
Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
City & Regional  
10440 N.W. 28th St.  
Suite 204  
Miami, FL 33177  
(305) 582-8045  
FAX (305) 582-8750  
WWW.RODRIGUEZPEREZ.COM

OFFICIAL/ARCHITECT'S FACILITY FOR:  
**BEACON AT DORAL**  
CIVIL DEVELOPMENT

REVISIONS	BY

DATE: 4-9-03  
BY: BC  
TITLE: A-1L



RODRIGUEZ  
PERERA  
ARCHITECTS,  
INC.

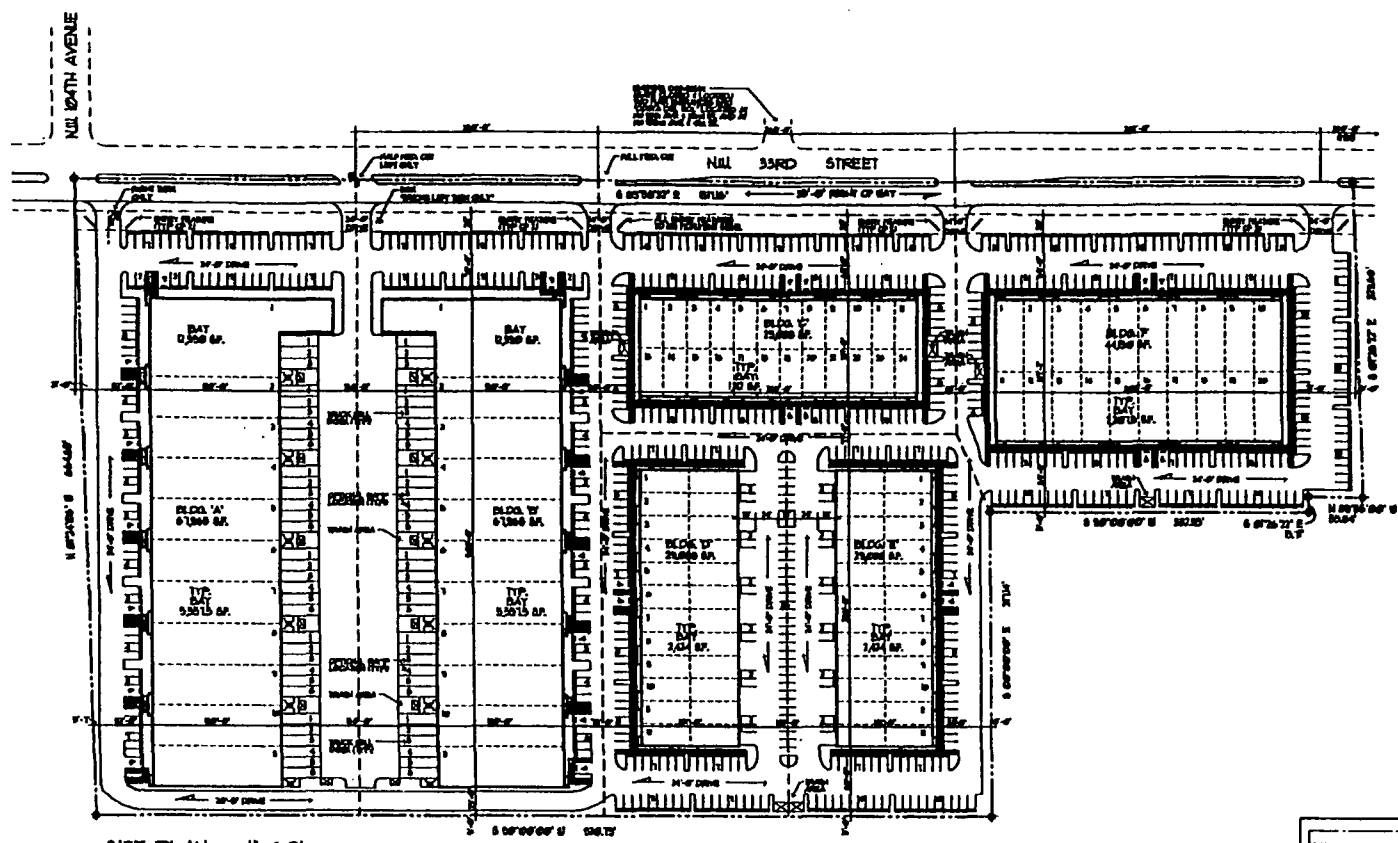
Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
City & / A-0200

10440 N.W. 20th St.  
Suite 504  
Miami, FL 33172  
(305) 592-8045  
FAX (305) 592-5768  
WWW.RODRIGUEZPERERA.COM

OFFICE/WAREHOUSE FACILITIES FOR  
**BEACON AT DORAL**  
C&S DEVELOPMENT

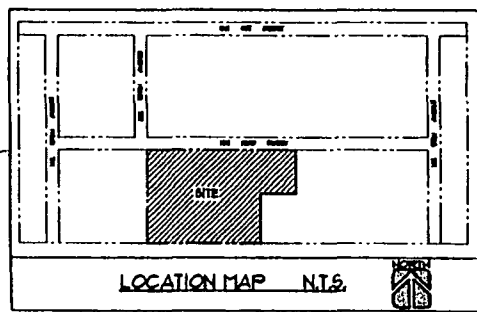
REVISIONS	BY

DATE: 4-9-08	
Drawn	
By	
Scale	
Sheet	A-1



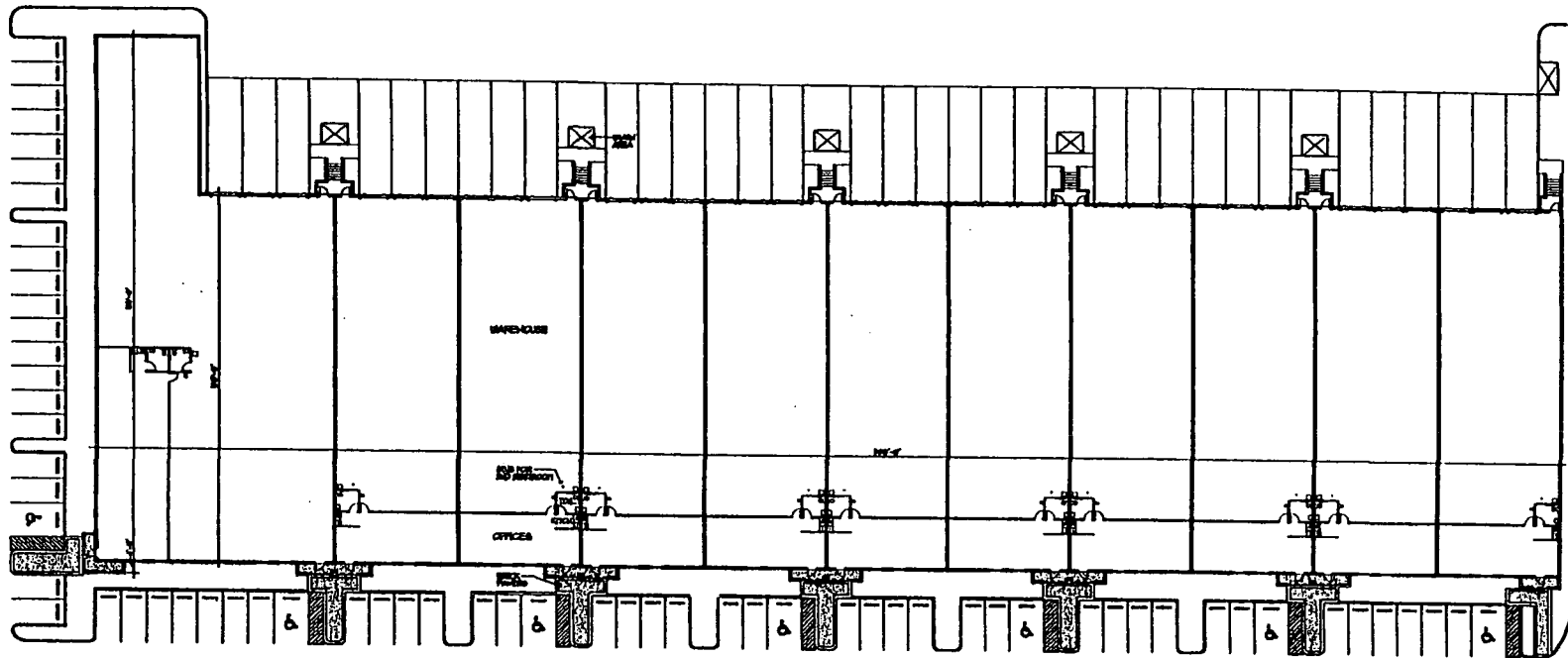
SITE PLAN 1"=60' NORTH

SITE GENERAL INFORMATION	
2000	04 CHURCH
LAND AREA	100000.00 SQ. FT. (2.28 AC.)
BAY AREA	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY II	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY III	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY IV	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY V	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY VI	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY VII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY VIII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY IX	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY X	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XI	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XIII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XIV	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XV	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XVI	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XVII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XVIII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XIX	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XX	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXI	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXIII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXIV	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXV	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXVI	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXVII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXVIII	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXIX	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.
BAY XXX	
LOT AREA	10000.00 SQ. FT. (2.28 AC.)
OFFICE	10000.00 SQ. FT.
TOTAL BLDG. AREA	10000.00 SQ. FT.
PARKING AREA	10000.00 SQ. FT.
PARKING PROVIDED	10000.00 SQ. FT.



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DOCK HEIGHT BLDG. PLAN 1"=20'

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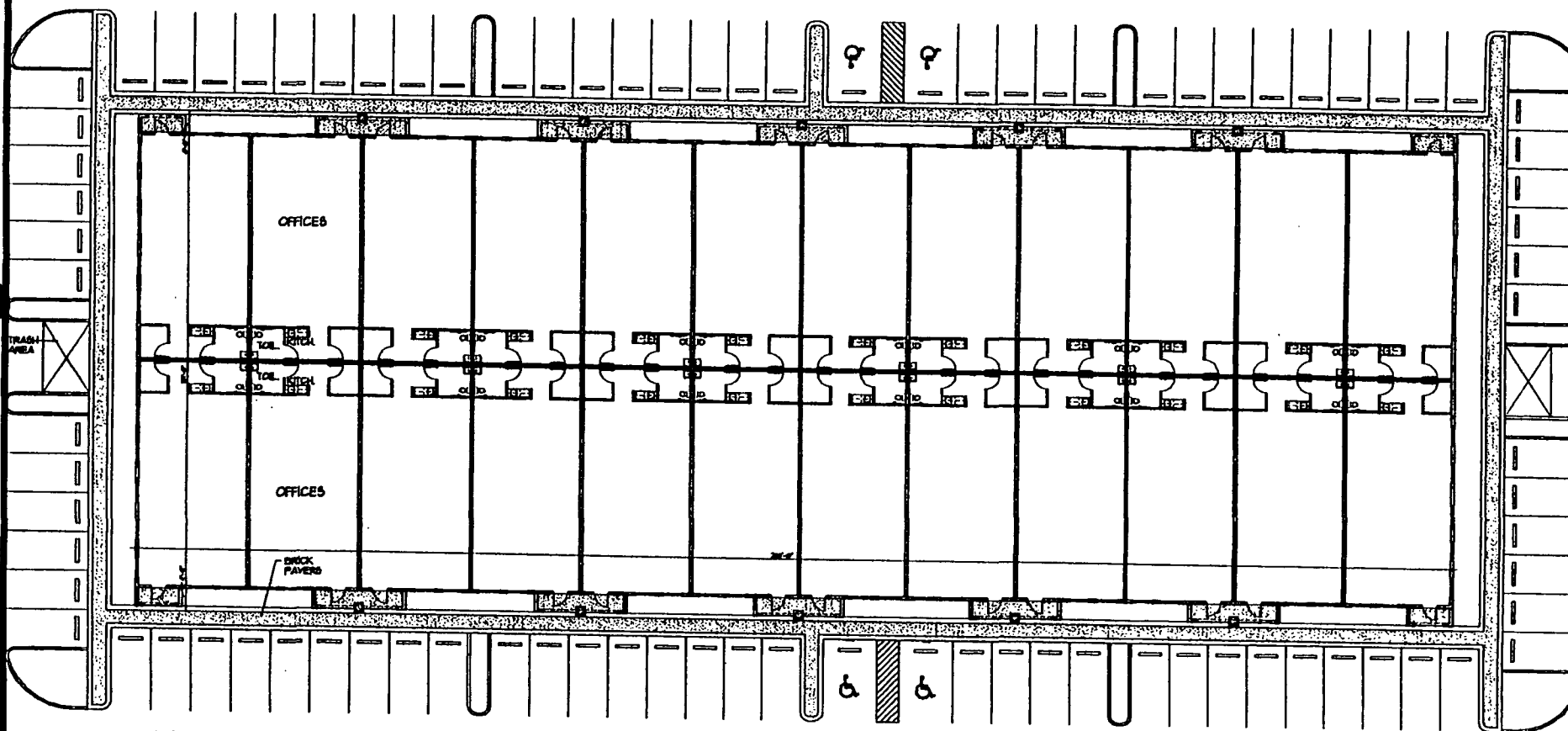
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C&S DEVELOPMENT

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A-2



OFFICE BLDG PLAN 3/32'

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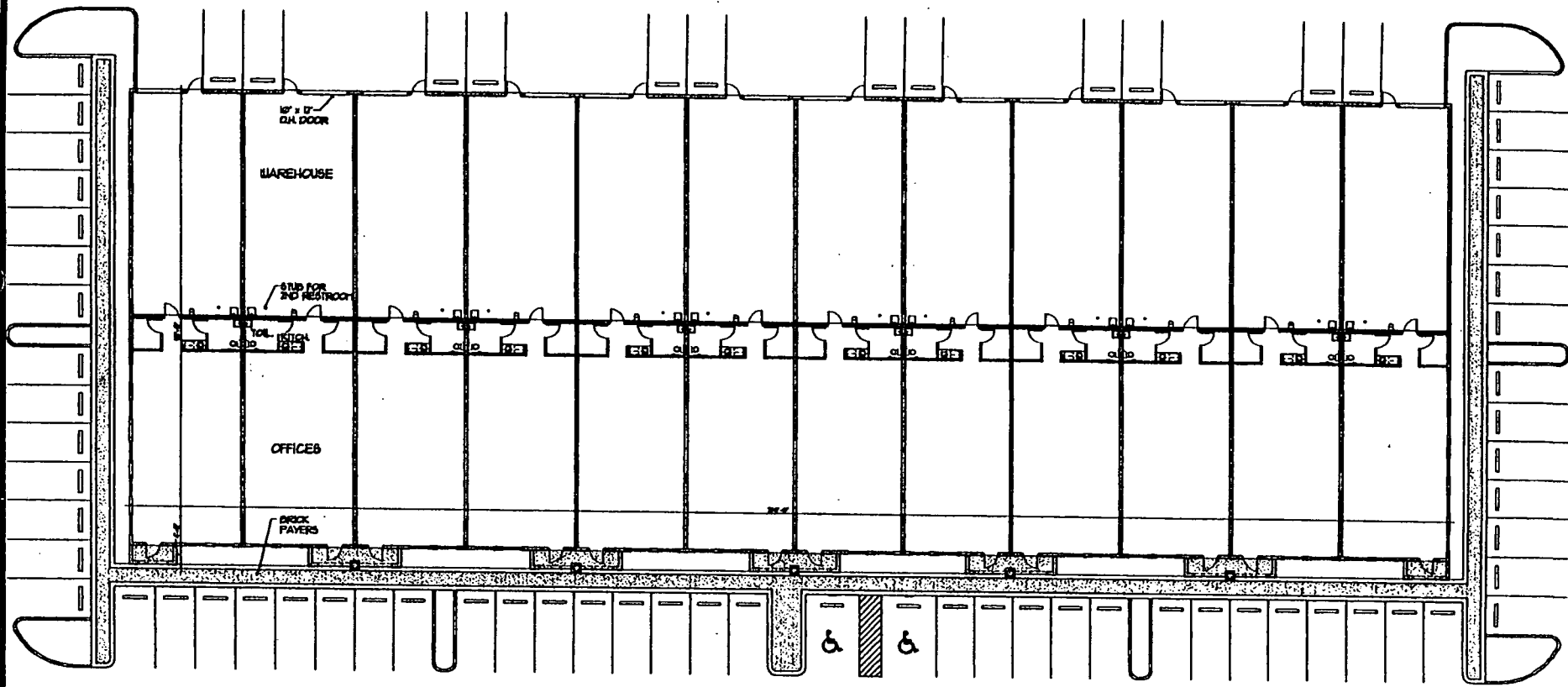
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FLEX BLDG. PLAN 3/32'

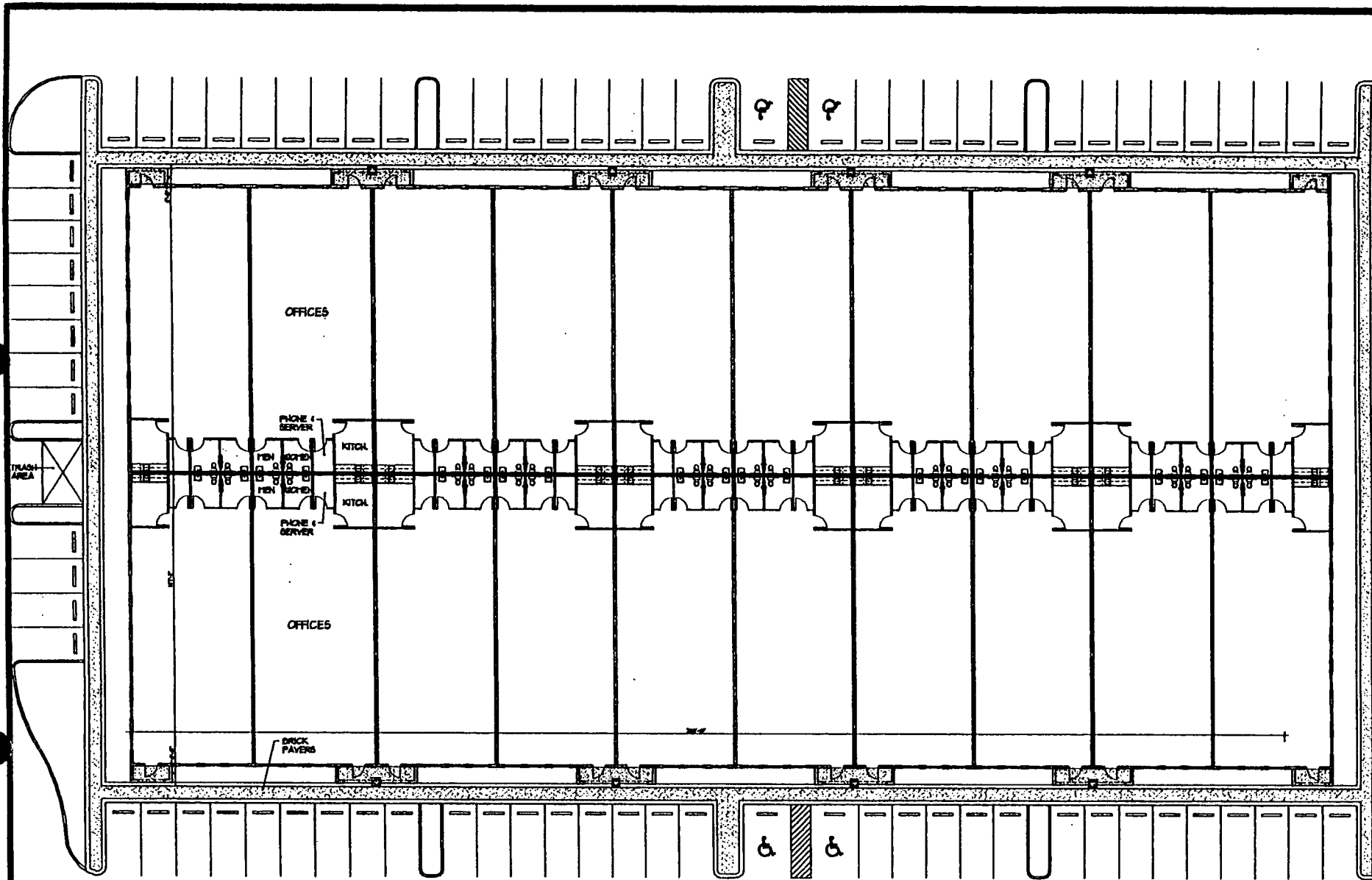
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WWW.AJCHICK.COM**



OFFICE BLDG PLAN 3/32'

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C/S DEVELOPMENT

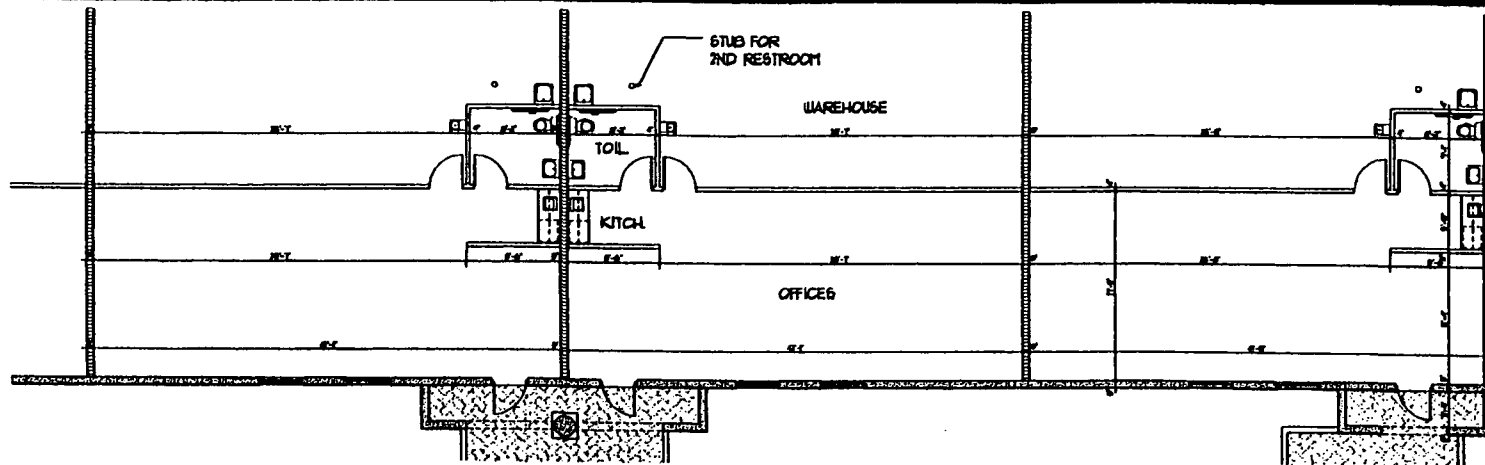
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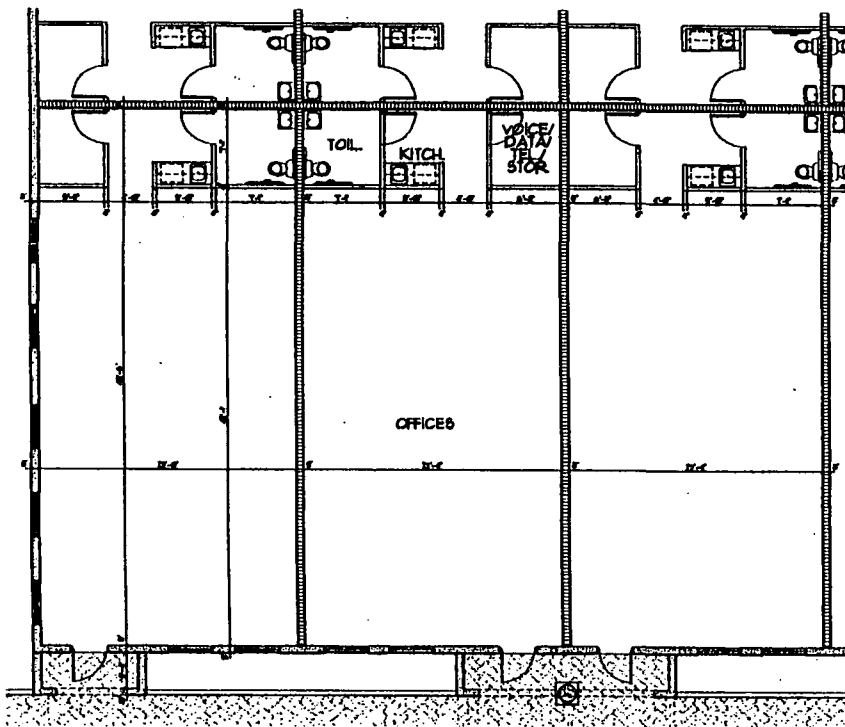
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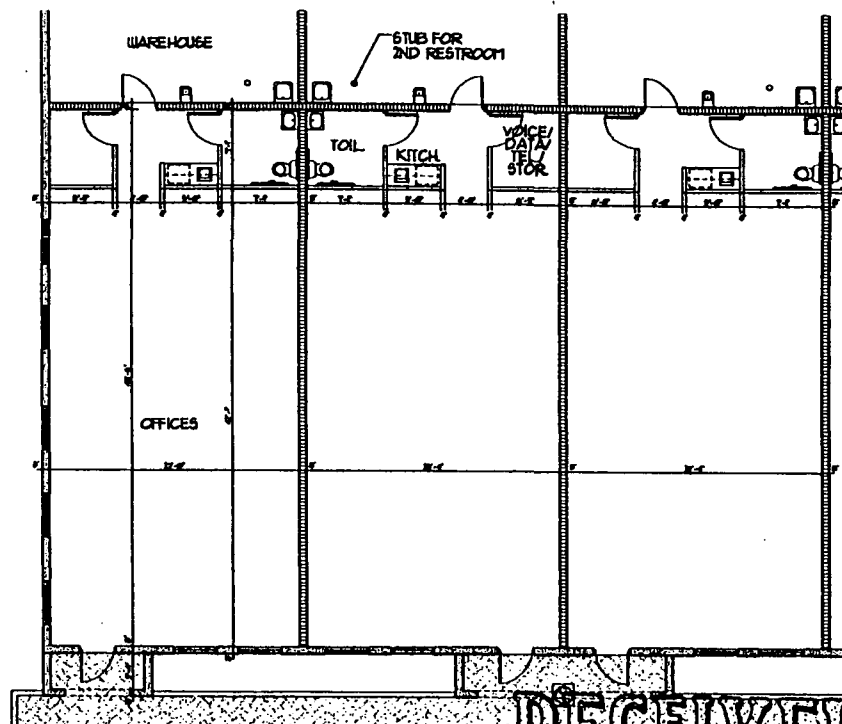
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ENLARGED DOCK HEIGHT BLDG PLAN 3/16'



ENLARGED OFFICE BLDG PLAN 3/16'



ENLARGED FLEX BLDG PLAN 3/16'

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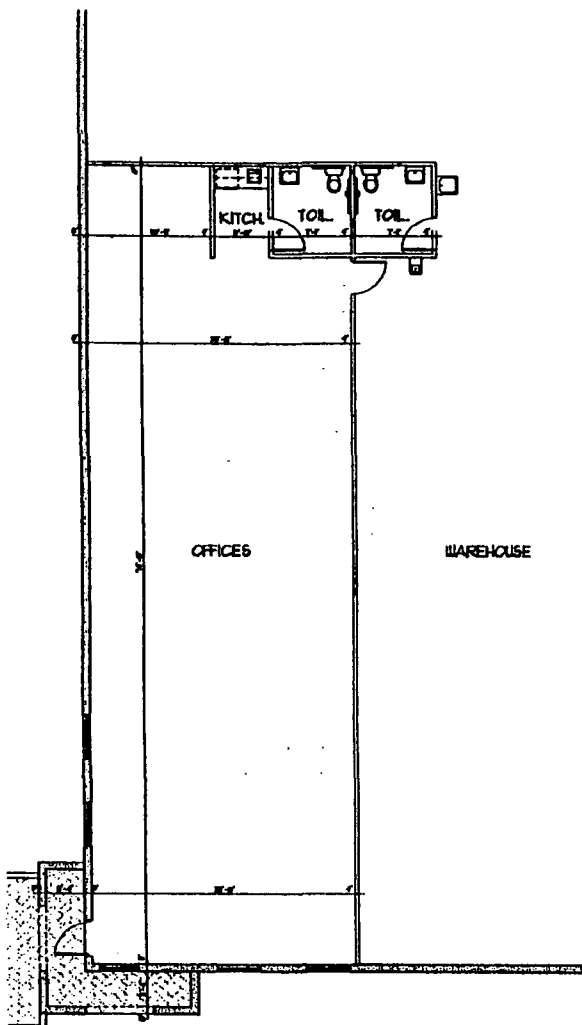
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Interior Design  
Dr. Is. / A-CRTH

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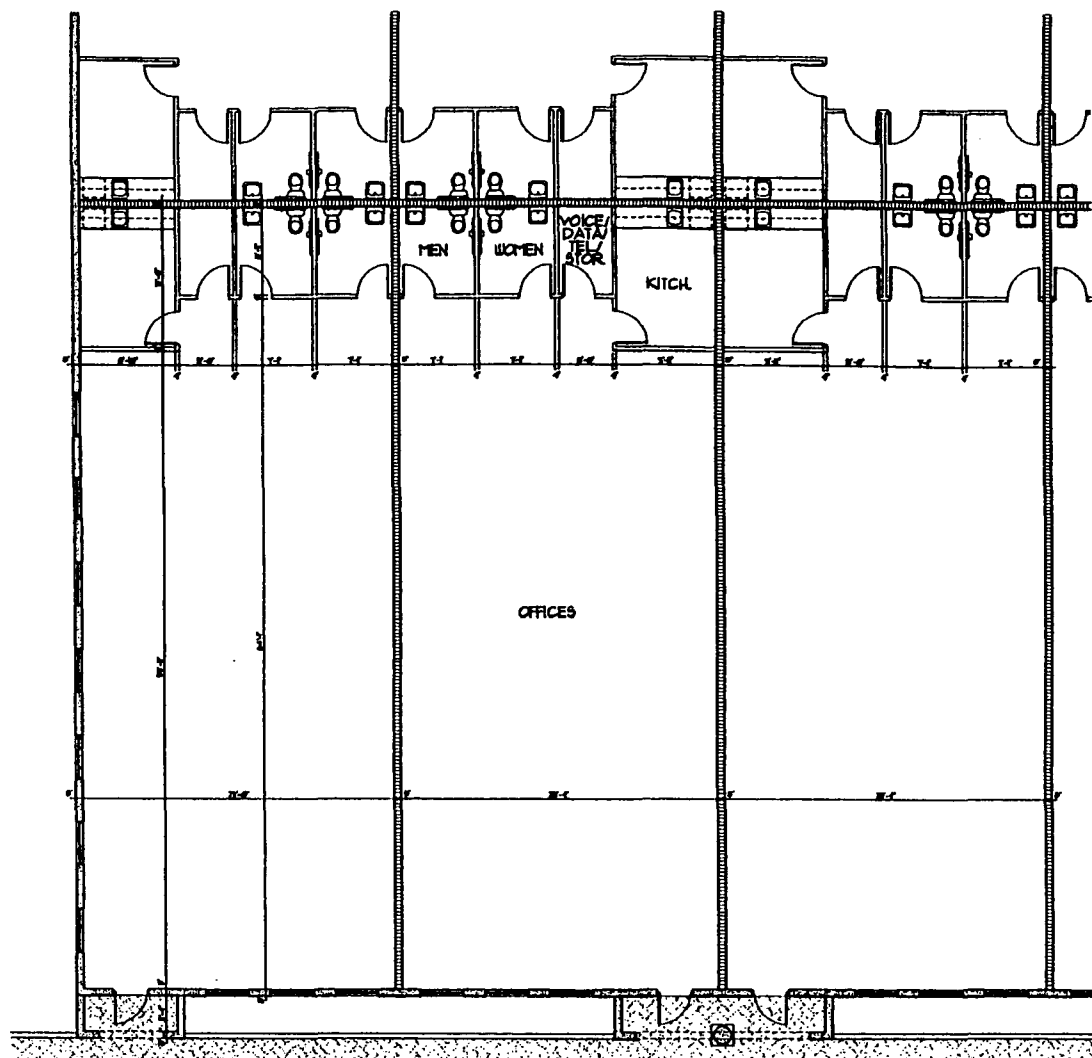
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CAR DEVELOPMENT

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ENLARGED DOCK HEIGHT BLDG PLAN 3/16"



ENLARGED OFFICE BLDG PLAN 3/16"

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CARS DEVELOPMENT

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**Body**

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2804

**A-8**



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GAS DEVELOPMENT

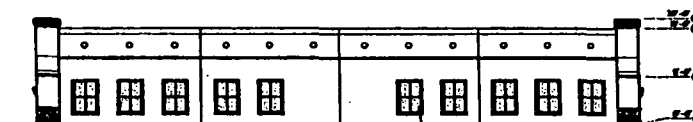
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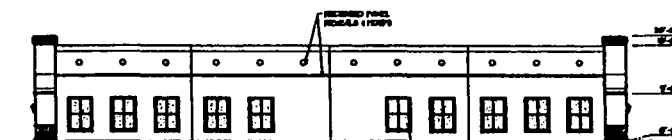
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	A-9



FRONT ELEVATION 3/32'  
OFFICE BLDG



RIGHT SIDE ELEVATION 3/32'  
OFFICE BLDG



LEFT SIDE ELEVATION 3/32'  
OFFICE BLDG

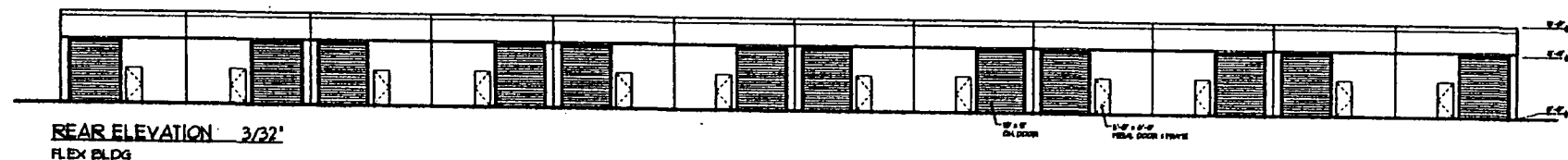
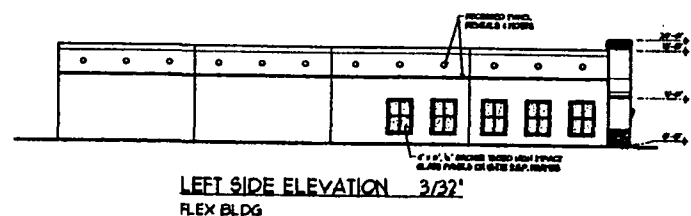
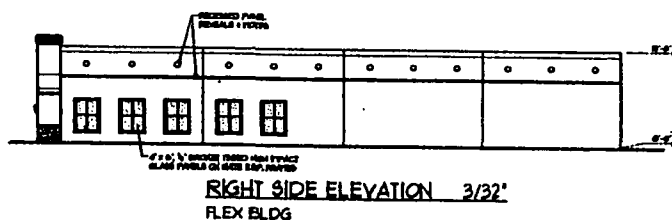


REAR ELEVATION 3/32'  
OFFICE BLDG

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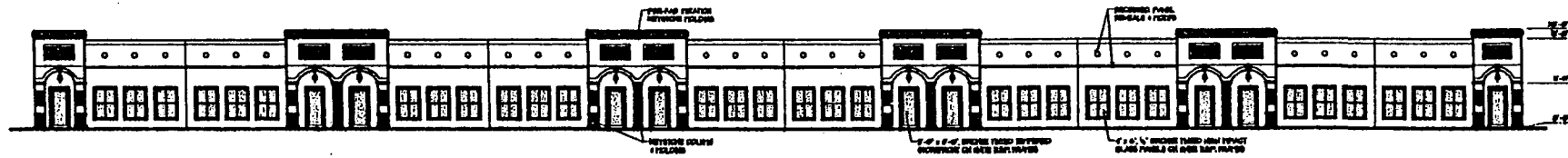
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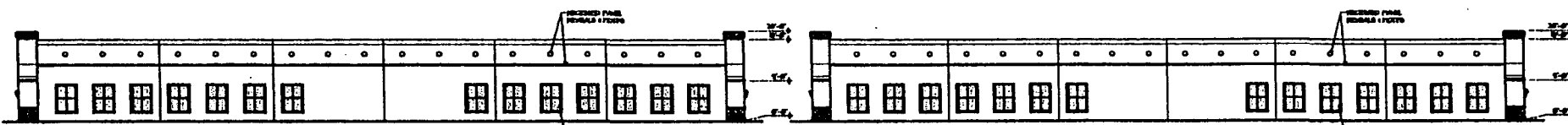
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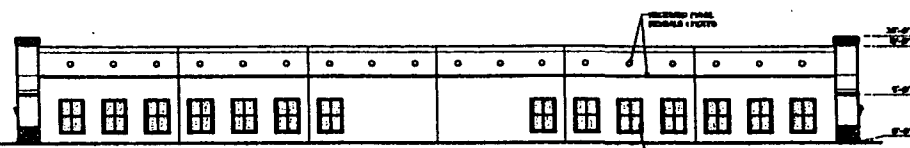
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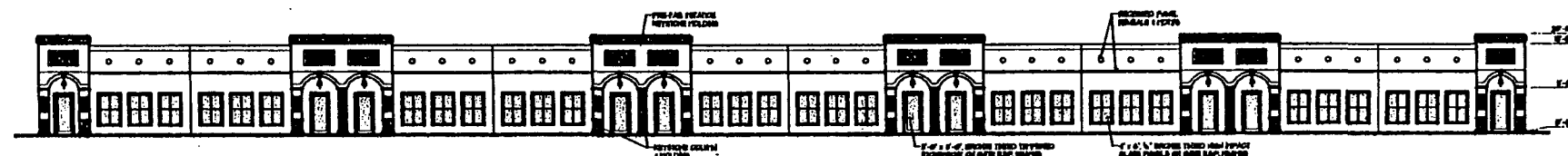
**FRONT ELEVATION** 3/32'  
OFFICE BLDG



**RIGHT SIDE ELEVATION** 3/32'  
OFFICE BLDG



**LEFT SIDE ELEVATION** 3/32'  
OFFICE BLDG



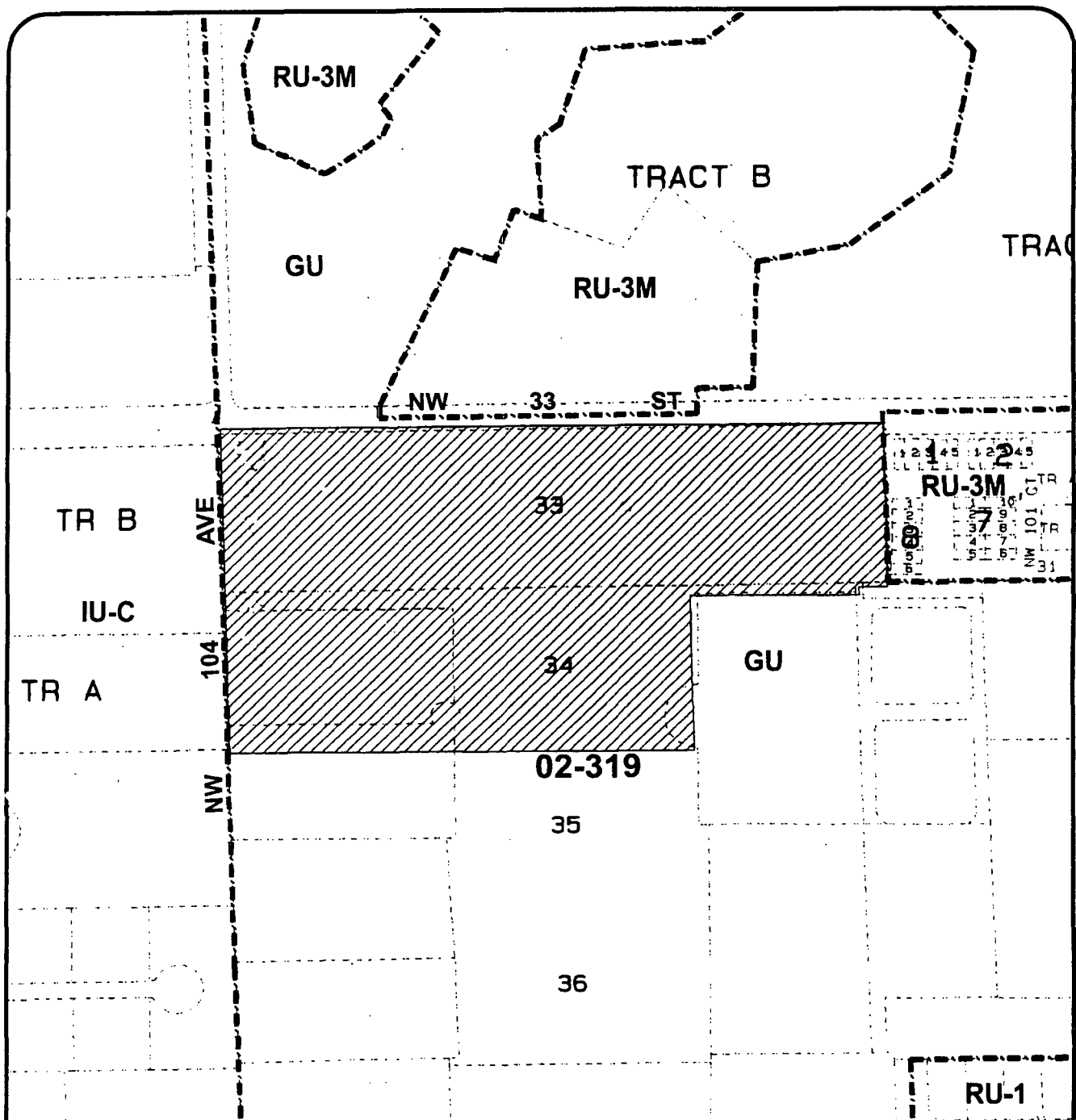
**REAR ELEVATION** 3/32'  
OFFICE BLDG

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ZONING HEARINGS SECTION  
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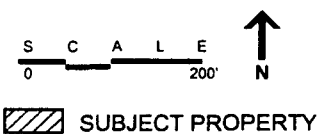
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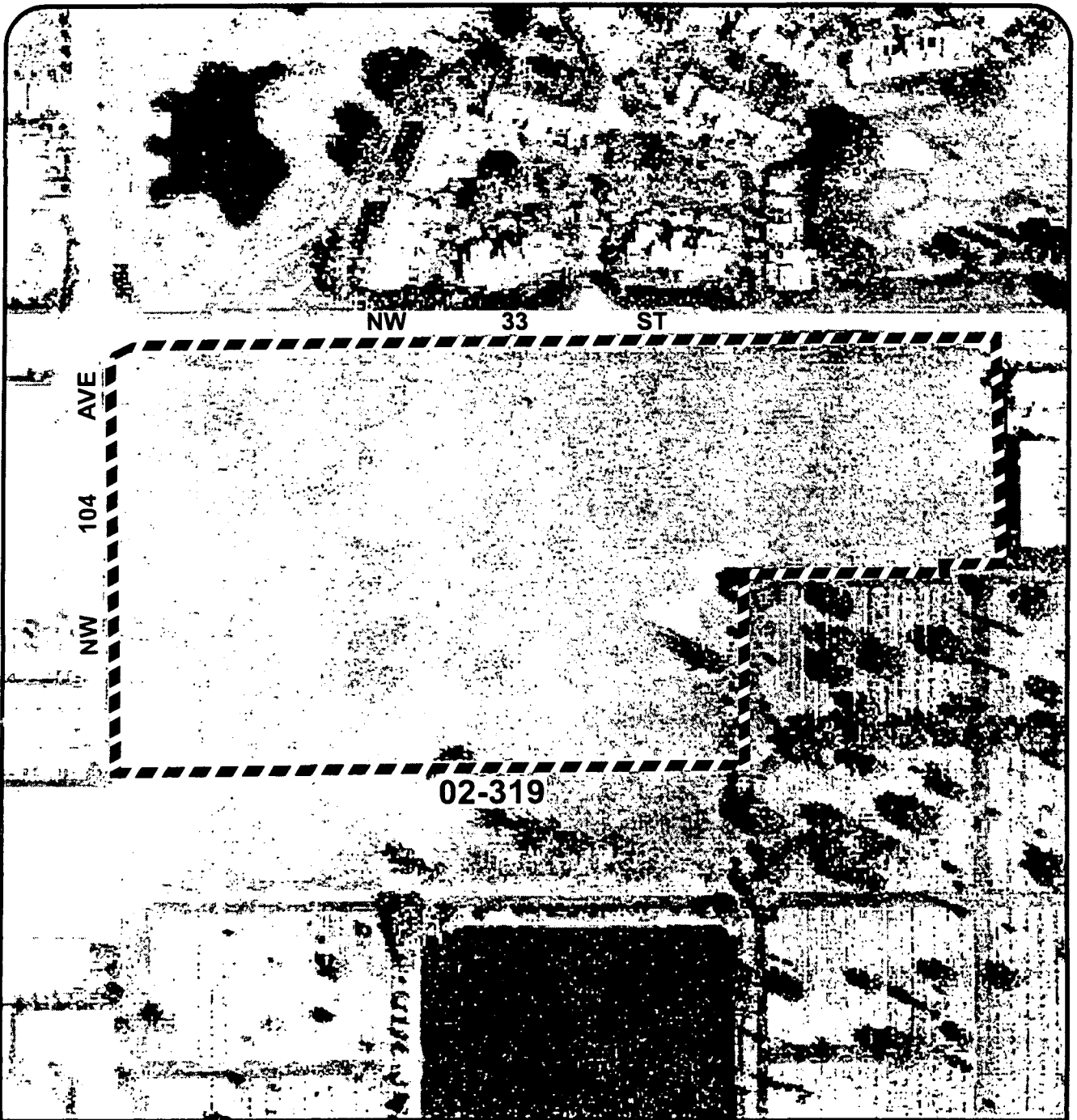




# MIAMI-DADE COUNTY HEARING MAP

Section: 29 Township: 53 Range: 40  
 Process Number: 02000319  
 Applicant: FUNERAL SERVICES ACQUISITION  
 District Number: 12  
 Zoning Board: C09  
 Drafter ID: CIRO  
 Scale: 1:300'





MIAMI-DADE COUNTY  
**AERIAL**

Section: 29 Township: 53 Range: 40  
Process Number: 02000319  
Applicant: FUNERAL SERVICES ACQUISITION  
District Number: 12  
Zoning Board: C09  
Drafter ID: CIRO  
Scale: 1:300'

S C A L E  
0 NTS N

 SUBJECT PROPERTY



**1. FUNERAL SERVICES ACQUISITION GROUP, INC.**  
**(Applicant)**

**03-3-CZ9-1 (02-319)**  
**Area 9/District 12**  
**Hearing Date: 3/20/03**

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1990	L. M. Park, Inc.	Modification of previous resolution.	CZAB-4	Approved
1955	Selma Oritt	Special permit for a cemetery development.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO NORTHWEST OFFICE

## ENFORCEMENT HISTORY

FUNERAL SERVICES  
ACQUISITION GROUP, INC.

LYING ON THE WEST SIDE OF  
THEORETICAL NW 102 AVENUE  
AND SOUTH OF NW 33 STREET,  
MIAMI-DADE COUNTY,  
FLORIDA

---

APPLICANT

---

ADDRESS

---

03/20/2003

---

02-319

DATE

HEARING NUMBER

NO CURRENT ENFORCEMENT ACTION

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 9**

**APPLICANT:** Funeral Services Acquisition Group, Inc. **PH:** Z02-319 (03-3-CZ9-1)

**SECTION:** 29-53-40 **DATE:** March 20, 2003

**COMMISSION DISTRICT:** 12 **ITEM NO.:** 1

=====

**A. INTRODUCTION**

o **REQUEST:**

GU to IU-1

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from GU, Interim District, to IU-1, Industrial, Light Manufacturing District.

o **LOCATION:**

Lying on the west side of theoretical N.W. 102 Avenue and south of N.W. 33 Street, Miami-Dade County, Florida.

o **SIZE:** 17.18+ acres.

o **IMPACT:**

The approval of this application will allow the applicant to develop an industrial development on this site. The request will bring additional traffic and noise into the area.

**B. ZONING HEARINGS HISTORY:**

In 1955, the Board of Count Commissioners granted a special permit on this site that permitted the development of a cemetery. In 1983, the Zoning Appeals Board granted requests on a portion of the cemetery site that was not a part of the current site that allowed the filling of a portion of a lake and the adding of additional burial grounds. In 1990, the subject property was a part of a larger parcel that included the property that was the subject of the 1983 Resolution. The Zoning Appeals Board granted a modification of the approved plans of said 1983 Resolution and an unusual use that allowed mausoleums within the cemetery.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use plan designates the subject property as being within the Urban Development Boundary for **industrial and office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant parcel	Industrial and Office
<u>Surrounding Properties:</u>	
NORTH: GU & RU-3M; golf course & apartments	Parks and Recreation (GU) & Residential, 5 to 13 dua (RU-3M)
SOUTH: GU; vacant	Industrial and Office
EAST GU & RU-3M; cemetery & apartments	Institutional and Office (GU) & Residential, 5 to 13 dua (RU-3M)
WEST: IU-C; warehouses	Industrial and Office

The subject parcel lies south of NW 33 Street and east of NW 104 Avenue. The property is zoned GU, Interim District, and is undeveloped. Costa del Sol lies to the north with a golf course and Casa Verde apartments to the east. The GU zoned area south of this parcel remains unimproved and is designated for Industrial and Office use on the Land Use Plan (LUP) map.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall

take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>Objects</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

**H. ANALYSIS:**

The subject property is located on the west side of theoretical NW 102 Avenue and south of NW 33 Street. The applicant is requesting a district boundary change from GU, Interim District, to IU-1, Industrial, Light Manufacturing District. Although no longer required to do so by the regulations, the applicant has submitted plans showing the development of the site with warehouse bays and offices. A 20' wide landscaping strip is provided along the north side of the property and a 10' wide landscaping strip is provided along the northern part of the east side of the property. Both landscaping strips will consist of trees, shrubbery, and a 3' high berm. Access to the site is provided from NW 33 Street. The applicant intends to proffer a covenant limiting the development of the site to the plans submitted and indicating a sign proposal to utilize monument signs in lieu of detached signs.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department objects** to the site plan as submitted. Said Department will require the applicant to, among other things, show the existing conditions on the north side of NW 33 Street on the plans, align driveways or offset a minimum of 125', and remove or relocate dumpsters that create visibility obstruction to adjacent parking spaces. Staff notes that Public Works' concerns can be addressed through a revision of the covenant and site plan prior to hearing or through substantial compliance review afterwards. The proposed zone change will generate an additional **373 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A," "B," and "C."

This application will allow the applicant to change the zoning on the property to IU-1, Industrial, Light Manufacturing District. The proposed IU-1 zoning will be **consistent** with the Master Plan which designates this area for Industrial and Office use on the Land Use Plan (LUP) map. The area to the west is zoned IU-C, Industrial District, Conditional, and designated for industrial and office uses and the area to the south, although zoned GU, Interim District, is designated for Industrial and Office uses. The area to the east consists of a cemetery and apartments and the area to the north consists of a golf course and apartments. The proposed IU-1 zoning will be **compatible** with the industrial zoned property to the west and with the industrial and office designated area to the south. The plans submitted by the applicant will be compatible with the surrounding area and the proposed landscaping strips along the north and a portion of the east property lines will buffer the proposed warehouse development from the apartments to the north and east and will minimize any adverse impacts to same. Additionally, the applicants intent to utilize monument signs only in lieu of detached signs along NW 33 Street will further minimize any visual impact to the surrounding area. Accordingly, staff recommends approval of the zone change to IU-1, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of the zone change to IU-1, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.


**DATE INSPECTED:** 02/11/03

**DATE TYPED:** 02/27/03

**DATE REVISED:**

**DATE FINALIZED:** 03/13/03

DO'QW:AJT:MTF:REM:JDR



Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning






## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: January 15, 2003

SUBJECT: Z2002000319  
Funeral Services Acquisition Group  
S/O theoretical NW 33<sup>rd</sup> Street and  
NW 102<sup>nd</sup> Avenue  
DBC from GU to IU-1  
(GU) (17.18 Ac.)  
29-53-40

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a

surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Hazardous Materials Management:

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the proposed zoning classification; operating permits from DERM may be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Wetlands:

The subject property in the East Turnpike Basin, portions of which are in an area that is generally considered to be jurisdictional wetlands. Therefore, the applicant may be required to obtain a Class IV Wetland permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida unless:

1. The subject property was reviewed by Dade County Developmental Impact Committee (DIC) and received an approved developmental order as a result of the process prior to July 1, 1994, or
2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection, or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
3. A statement has been issued or will be issued by Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement on or prior to June 1, 1994.

The applicant is advised that permits from the U.S. Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (DEP), and the South Florida Water Management District (SDWMD) may be required for the proposed project. Please be advised that it is the responsibility of the applicant to contact the USACOE, DEP, and the SFWMD.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Funeral Services Acquisition Group, Inc.

This Department objects to this application.

Show existing conditions on the north side of NW 33 St.

Driveways must align or offset a minimum of 125 feet.

Entrance features are not reviewed under this application and must be filed separately.

Remove or relocate trash dumpsters that create visibility obstruction to adjacent parking spaces.

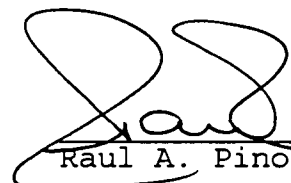
Sidewalks/pedestrian walkways must have a minimum width of 5 feet, and 6 feet with thickened edge when adjacent to asphalt and parking spaces.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 373 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9442	NW 41 St. w/o NW 107 Ave.	A	A
9440	NW 36 St. Ext. w/o NW 97 Ave.	C	C
9404	NW 25 St. w/o NW 87 Ave.	C	C
9512	NW 107 Ave. n/o NW 25 St.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
Raul A. Pino, P.L.S.  
FEB. 27 2003  
Date

### DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

FUNERAL SERVICES ACQUISITION GROUP, INC., a Florida corporation f/k/a LM PARK, INC., a Florida corporation

NAME, ADDRESS AND OFFICE

Percentage of Stock

\* SEE SCHEDULE "A" ATTACHED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity]

\_\_\_\_\_  
TRUST NAME

NAME AND ADDRESS

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

<u>NAME</u>	
<u>NAME AND ADDRESS (if applicable)</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

FUNERAL SERVICES ACQUISITION GROUP,  
INC., a Florida corporation f/k/a LM Park, Inc., a  
Florida corporation

By: \_\_\_\_\_

Name: JOHN LAJOY

Title: V.P.

COUNTRY OF CANADA )

PROVINCE OF ONTARIO )

The foregoing Mortgage was acknowledged before me this 30<sup>th</sup> day of SEPTEMBER, 2002, by JOHN LAJOY, who is personally known to me or who produced \_\_\_\_\_ as identification.

Ann Elizabeth Watson

NOTARY PUBLIC

Print Name: ANN ELIZABETH WATSON

My Commission Expires: N/A

ANN ELIZABETH WATSON  
A NOTARY PUBLIC IN AND FOR  
THE PROVINCE OF ONTARIO

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

## SCHEDULE A

<u>Company Name</u>	<u>Shareholder</u>	<u>% Ownership</u>
Funeral Services Acquisition Group, Inc.	MHI Group, Inc.	100.0000% Common

## SCHEDULE A

<u>Company Name</u>	<u>Shareholder</u>	<u>% Ownership</u>
MHI Group, Inc.	Alderwoods Group, Inc.	100.0000% Common

ALDERWOODS GROUP, INC. IS LISTED ON THE NASDAQ  
EXCHANGE (SYMBOL AWGI).



C-9 3-20-03

RODRIGUEZ  
PEREIRA  
ARCHITECTS,  
INC.

Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
City Lic. / M-000981

10540 N.W. 28th St.  
Suite 204  
Miami, FL 33172  
(305) 592-8045  
FAX (305) 592-9756  
THE BEACON AT DORAL

BEACON AT DORAL  
C&S DEVELOPMENT

REVISIONS	BY

DATE: 10-17-02

Drawn: \_\_\_\_\_

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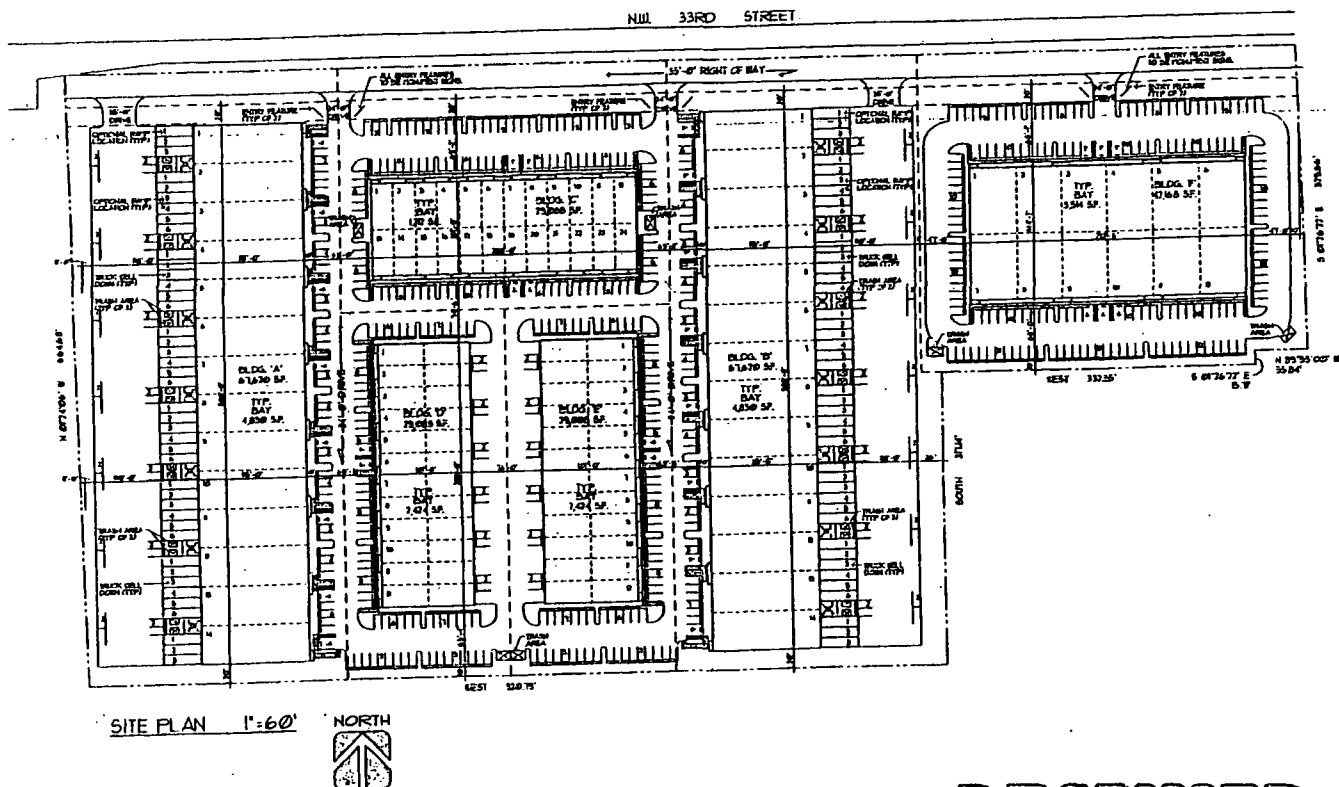
Job: \_\_\_\_\_

Sheet: **A-1**

### SITE GENERAL INFORMATION

SCALES	1"=40'
LAND AREA	148,000 SF - 3.36 AC (APPROX)
	148,770 SF - 3.39 AC (NET)
<b>BUILDING AREA + PARKING AREA</b>	
BUILD. 'A'	17,000 SF - 0.39 AC (NET)
LOT AREA	17,000 SF
REAR PORCH	2,000 SF
OFFICES	2,000 SF
TOTAL BLDG. AREA	17,000 SF
PARKING AREA	43 P.S.
PARKING PROVIDED	34 P.S.
BUILD. 'B'	17,000 SF - 0.39 AC (NET)
LOT AREA	17,000 SF
REAR PORCH	2,000 SF
OFFICES	2,000 SF
TOTAL BLDG. AREA	17,000 SF
PARKING AREA	43 P.S.
PARKING PROVIDED	34 P.S.
BUILD. 'C'	17,000 SF - 0.39 AC (NET)
LOT AREA	17,000 SF
REAR PORCH	2,000 SF
OFFICES	2,000 SF
TOTAL BLDG. AREA	17,000 SF
PARKING AREA	43 P.S.
PARKING PROVIDED	34 P.S.
BUILD. 'D'	17,000 SF - 0.39 AC (NET)
LOT AREA	17,000 SF
REAR PORCH	2,000 SF
OFFICES	2,000 SF
TOTAL BLDG. AREA	17,000 SF
PARKING AREA	43 P.S.
PARKING PROVIDED	34 P.S.
BUILD. 'E'	17,000 SF - 0.39 AC (NET)
LOT AREA	17,000 SF
REAR PORCH	2,000 SF
OFFICES	2,000 SF
TOTAL BLDG. AREA	17,000 SF
PARKING AREA	43 P.S.
PARKING PROVIDED	34 P.S.
TOTAL BLDG. AREA	17,000 SF
LOT COVERAGES	100% (NET)
TOTAL PARKING REQUIRED	100 SPACES
TOTAL PARKING PROVIDED	100 SPACES
LANDSCAPE REQ.	10,000 SQ. FT.
10% PLANT REQUIRE ON - SEE REVISION	
LANDSCAPE FROM	1 ROAD 100 FT.

- NOTES**
1. SITE PLAN AND DESIGN PREPARED BASED ON THE USE OF A CERTIFIED LAND SURVEY.
  2. ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE.
  3. THE DEVELOPMENT OF THIS PLAN IS THE PROPERTY OF RODRIGUEZ PEREIRA ARCHITECTS, INC. AND THE USE OF THIS DESIGN FOR OTHER THAN THE EXPLICIT PURPOSE OF RODRIGUEZ PEREIRA ARCHITECTS, INC. IS EXPRESSLY PROHIBITED.
  4. THIS PLAN PROVIDES THE GENERAL AND APPROXIMATE OF PARKING COURT, DRIVE AND PUBLIC SPACE DEVELOPMENT.



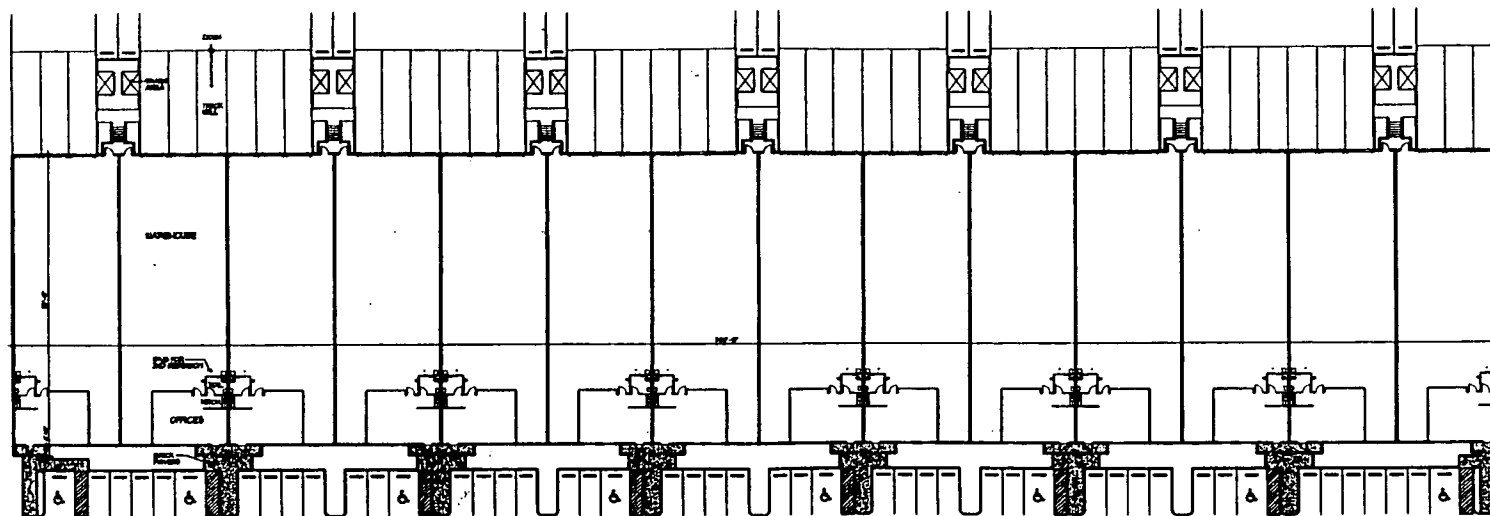
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202319  
FEB 14 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC



17



DOCK HEIGHT BLDG PLAN 1"=20'

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DEC 31 2002

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

BC

**RODRIGUEZ  
PEREIRA  
ARCHITECTS,  
INC.**

**Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
Dep. Lic. / A-0001590**

105-60 N.W. 38th ST  
Suite 204  
Miami, FL 33172  
CISO 582-8045  
FAX: CISO 582-8768  
WWW.CISO.COM

CONDO/TAKE-OUT FACILITIES FOR  
**BEACON AT DORAL**  
CAR DEVELOPMENT

REVISIONS		DATE
1	10-30-00	

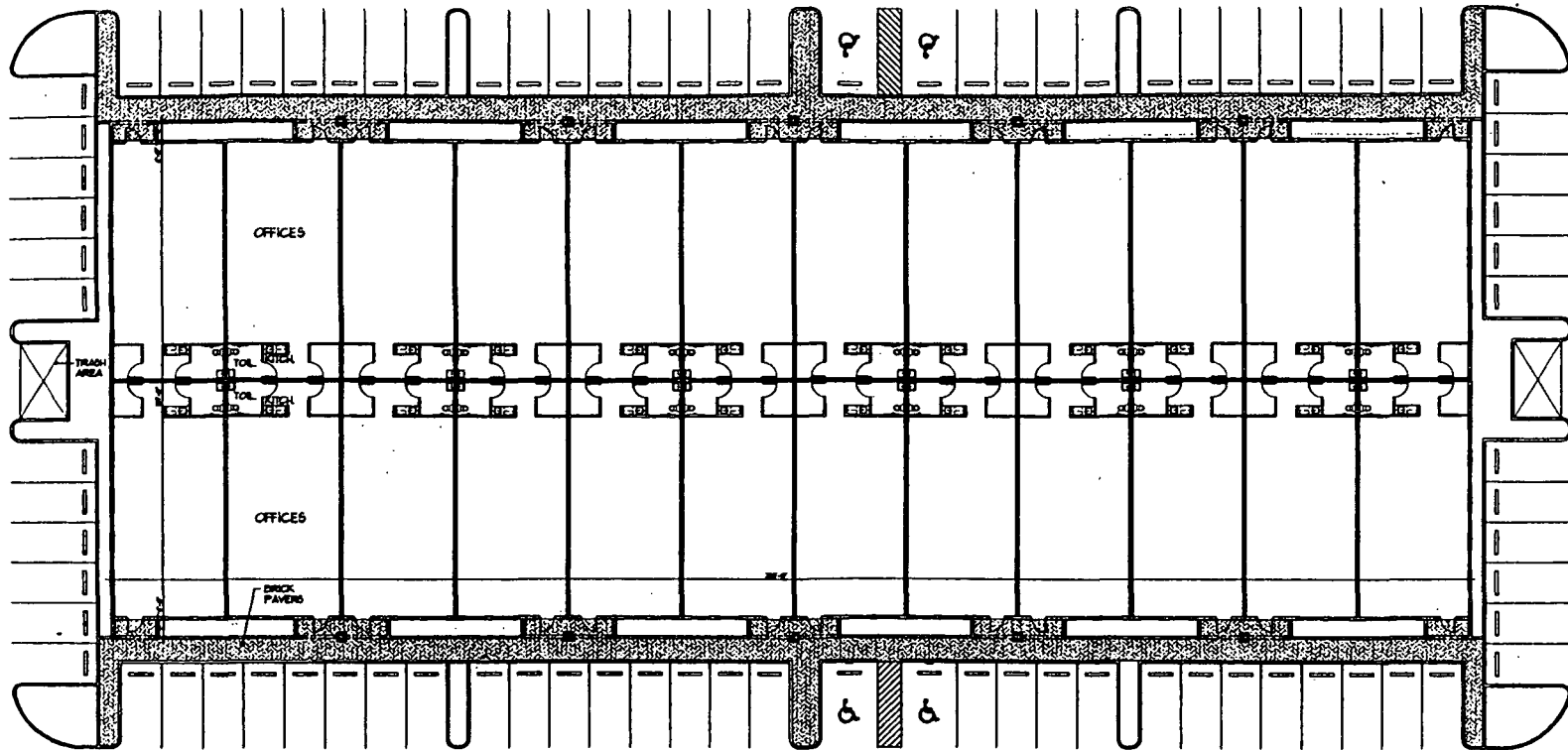
  

Use only the information  
 shown on this drawing to fabricate

Date	10-17-00
Drawn	
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A-2

Of
Revised



OFFICE BLDG PLAN 3/32'

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MIAMI-DADE PLANNING AND ZONING DEPT.

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ARCHITECTS,  
INC.

Architecture  
Planning &  
Urban Design  
Specs Planning  
Interior Design  
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Suite 204  
Miami, FL 33172  
305 562-8045  
FAX 305 562-8748  
RPERERA@AOL.COM

Developmental Features for

BEACON AT DORAL  
C40 DEVELOPMENT

REVISIONS	BY
1	10-10-02
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Date	10-17-02
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ZONING HEARINGS SECTION  
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Architecture  
Planning &  
Urban Design  
Space Planning  
Interior Design  
Comp. Lic. # 44-028130

10540 N.W. 28th St.  
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FAX (305) 582-5750  
WWW.CORNERSTONEDESIGN.COM

OFFICE/HOME FACILITIES FOR  
**BEACON AT DORAL**

REVISIONS	BY
10-28-02	

10-10-01

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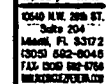
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The floor plan of the second floor shows a large 'WAREHOUSE' area on the left. To the right of the warehouse is a 'STUB FOR 2ND RESTROOM'. Further right are the 'TOIL' (Toilet) and 'KITCH' (Kitchen) areas. To the right of the kitchen is a 'VOICE/ DATA TEL STOR' (Voice/Data Telephone Storage) area. The rightmost section of the floor is labeled 'OFFICES'. The plan includes various rooms, corridors, and structural elements like walls and doors.

OFFICE/INHOUSE FACILITIES FOR		BEACON AT DORAL	
		C&B DEVELOPMENT	
REVISIONS		BY	
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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY BC



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REVISIONS	
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**NOTES**

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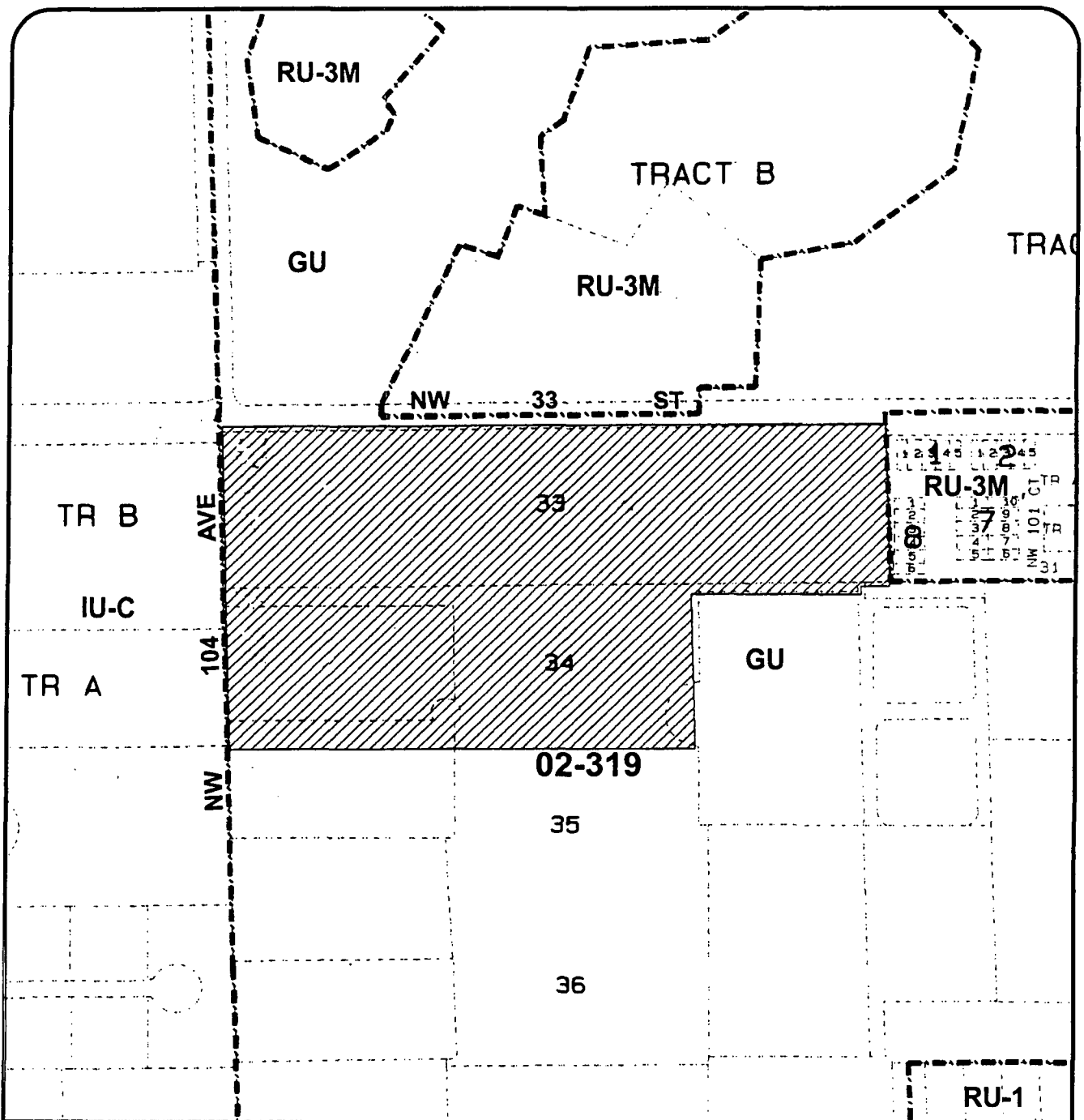
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BY BC







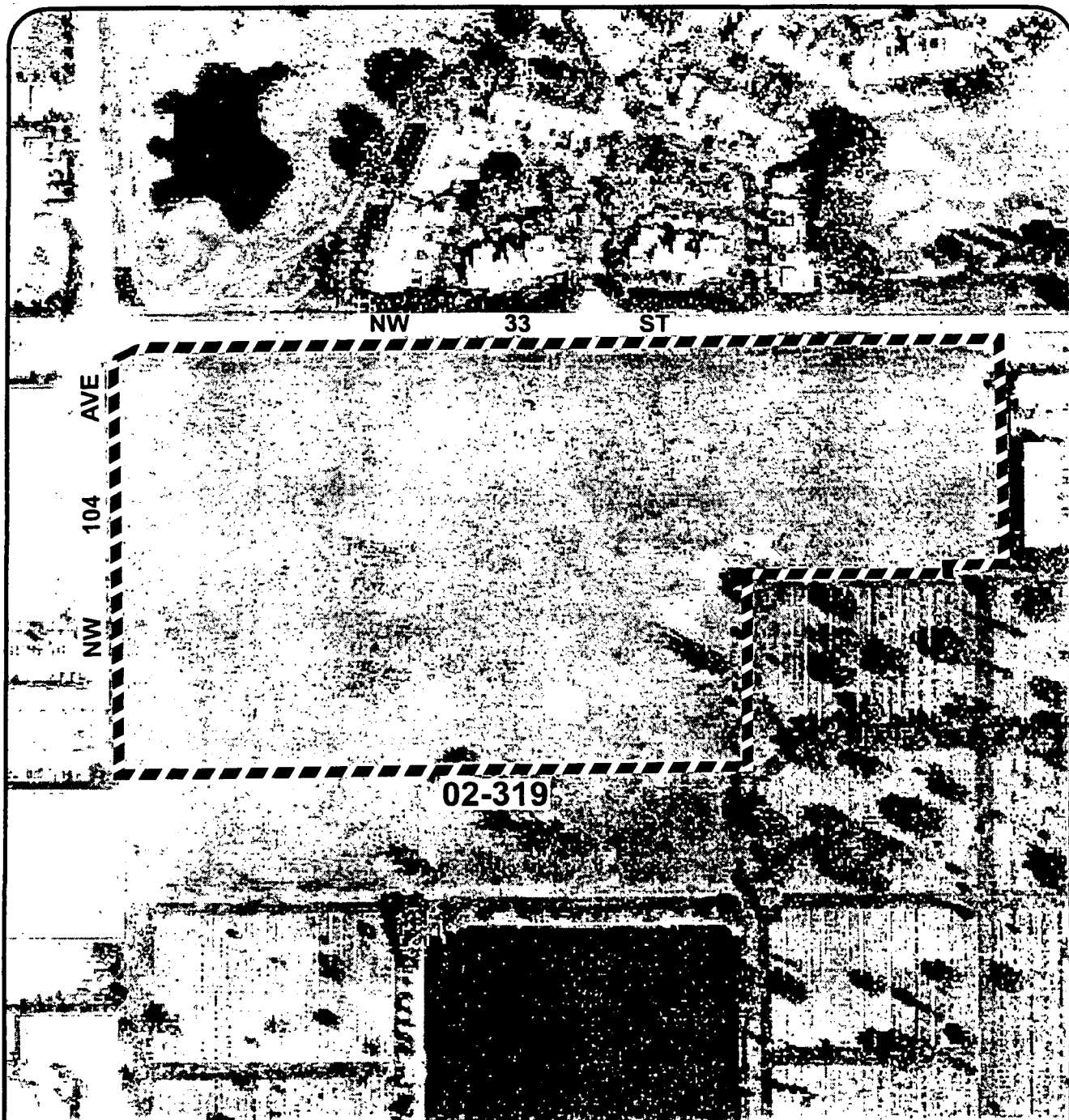
# MIAMI-DADE COUNTY HEARING MAP

Section: 29 Township: 53 Range: 40  
 Process Number: 02000319  
 Applicant: FUNERAL SERVICES ACQUISITION  
 District Number: 12  
 Zoning Board: C09  
 Drafter ID: CIRO  
 Scale: 1:300'

S C A L E  
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 SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 29 Township: 53 Range: 40  
Process Number: 02000319  
Applicant: FUNERAL SERVICES ACQUISITION  
District Number: 12  
Zoning Board: C09  
Drafter ID: CIRO  
Scale: 1:300'

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SUBJECT PROPERTY





**MEMORANDUM***approved on 02-319  
6/19/03**Bee*

**TO:** Diane O'Quinn Williams, Director  
Department of Planning and Zoning  
**ATTN:** Franklin Gutierrez, Agenda Coordinator

**DATE:** June 18, 2003

**SUBJECT:** Statistical Data for Police  
Grids 0052, 1062, 1761,  
2353, 2363

**FROM:**   
Carlos Alvarez, Director  
Miami-Dade Police Department

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for six areas. These areas are located in police grids 0052, 1062, 1071, 2353 and 2363. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 52 Philips Pearman, Trustee; Hearing (02-262).  
Location: The southwest corner of NE 26 Avenue and NE 211 Terrace.
- Grid 1062 Funeral Services Acquisition; Hearing (02-319).  
Location: Lying on the west side of theoretical NW 102 Avenue and south of NW 33 Street.
- Grid 1761 Lorena Marmol and Denise Catoira; Hearing (02-328).  
Location: 1209 Sunset Drive.
- Grid 2353 Goulds, LLC, (02-236).  
Location: Lying 150' east of SW 112 Avenue and on the south side of SW 224 Street.
- Grid 2363 Gary and Roxana Sloan; Hearing (02-285).  
Location: The south side of SW 234 Street and lying approximately 1,064' west of SW 207 Avenue.
- Grid 2363 Jorge and Nancy Hernandez; Hearing (02-286).  
Location: The south side of SW 234 Street and approximately 362' east of SW 209 Place.

Attachment 1 is a grid map of the areas with their selected grids highlighted. Data provided is for Calendar Year 2002 and January through May of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data was extracted from the Crime Information Warehouse, and includes police dispatch signals 13 through 55 (Attachment 2). Part I & II crime information was also extracted from the Crime Information Warehouse. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery,

June 18, 2003

aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson (Attachment 3).

A summary of the information requested is shown below:

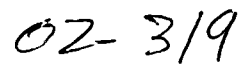
Grid	Total Calls-For-Service		Total Part I & II Crimes	
	2002	2003 (Jan-May)	2002	2003 (Jan-May)
52	1529	571	81	31
1062	936	334	70	32
1761	898	381	61	27
2353	2009	806	212	77
2363	57	23	3	2

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/pa

Attachments (3)

1. Area Grid Map
2. Total CFS by Grid, 2002, 2003 (Jan-May)
3. Part I & II Crimes, 2002, 2003 (Jan-May)



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0052", "1062", "1761", "2353", "2363" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0052.	41	SICK OR INJURED PERSON	19
	43	BAKER ACT	1
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	3
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	4
Total Signals for Grid 0052 :			1529
Total Reported: 992			Total Not Reported: 537
1062	13	SPECIAL INFORMATION/ASSIGNMENT	32
	14	CONDUCT INVESTIGATION	89
	15	MEET AN OFFICER	281
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	71
	18	HIT AND RUN	15
	19	TRAFFIC STOP	50
	20	TRAFFIC DETAIL	2
	21	LOST OR STOLEN TAG	5
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	204
	26	BURGLARY	35
	27	LARCENY	34

02-319



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0052", "1062", "1761", "2353", "2363" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1062.	28	VANDALISM	7
	29	ROBBERY	1
	32	ASSAULT	15
	33	SEX OFFENSE	1
	34	DISTURBANCE	41
	36	MISSING PERSON	4
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	2
	39	PRISONER	1
	41	SICK OR INJURED PERSON	17
	45	DEAD ON ARRIVAL	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	20
Total Signals for Grid 1062 :			936
Total Reported: 553			Total Not Reported: 383
1761	13	SPECIAL INFORMATION/ASSIGNMENT	30
	14	CONDUCT INVESTIGATION	93
	15	MEET AN OFFICER	319
	17	TRAFFIC ACCIDENT	44
	18	HIT AND RUN	6
	19	TRAFFIC STOP	5

02-328

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2003-01-01 Thru 2003-05-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01" ) and ( Dis.Grid in ( "0052", "1062", "1761", "2353", "2363" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0052	45	DEAD ON ARRIVAL	2
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	2
Total Signals for Grid 0052 :			571
Total Reported: 382			Total Not Reported: 189
1062	13	SPECIAL INFORMATION/ASSIGNMENT	9
	14	CONDUCT INVESTIGATION	43
	15	MEET AN OFFICER	87
	17	TRAFFIC ACCIDENT	26
	18	HIT AND RUN	5
	19	TRAFFIC STOP	20
	20	TRAFFIC DETAIL	2
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	5
	25	BURGLAR ALARM RINGING	58
	26	BURGLARY	18
	27	LARCENY	7
	28	VANDALISM	3
	29	ROBBERY	2
	32	ASSAULT	8
	34	DISTURBANCE	12

02-319

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2003-01-01 Thru 2003-05-31



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01" ) and ( Dis.Grid in ( "0052", "1062", "1761", "2353", "2363" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1062	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	2
	39	PRISONER	2
	41	SICK OR INJURED PERSON	11
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	1
	54	FRAUD	4
Total Signals for Grid 1062 :			334
Total Reported: 204			Total Not Reported: 130
1761	13	SPECIAL INFORMATION/ASSIGNMENT	18
	14	CONDUCT INVESTIGATION	42
	15	MEET AN OFFICER	133
	17	TRAFFIC ACCIDENT	23
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	7
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	50
	26	BURGLARY	12
	27	LARCENY	5

02-328



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT  
Part I and Part II Crimes w/o A  
For Specific Grids  
From 2002-01-01 Thru 2002-12-31  
YEAR: 2002

ATTACHMENT 3

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

02-262

Part I Crimes	Total Crimes
Grid 0052	
110A - RAPE	1
110B - SODOMY	1
130A - AGGRAVATED ASSAULT	2
2200 - BURGLARY	17
230C - SHOPLIFTING	2
230F - SHOPLIFTING FROM A MOTOR VEHICLE	15
230G - SHOPLIFTING ALL OTHERS	23
2400 - MOTOR VEHICLE THEFT	11
Grid 0052 TOTAL	72 + 9 = 81
Grid 1062	
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	2
2200 - BURGLARY	3
230F - SHOPLIFTING FROM A MOTOR VEHICLE	19
230G - SHOPLIFTING ALL OTHERS	28
2400 - MOTOR VEHICLE THEFT	2
Grid 1062 TOTAL	55 + 15 = 70
Grid 1761	
110B - SODOMY	5
1200 - ROBBERY	2
2200 - BURGLARY	8
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	21
230G - SHOPLIFTING ALL OTHERS	11
2400 - MOTOR VEHICLE THEFT	8
Grid 1761 TOTAL	56 + 5 = 61

02-319

02328



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AG**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

	<b>PART II Crimes</b>	<b>Total Crimes</b>
02-262	<b>Grid 0052</b>	
	130B - SIMPLE ASSAULT	8
	260D - IMPERSONATION	1
	<b>Grid 0052 TOTAL</b>	<b>9</b>
02-319	<b>Grid 1062</b>	
	130B - SIMPLE ASSAULT	3
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
	260A - FRAUD CON/SWINDLE/FALSE PRET.	2
	260B - FRAUD CREDIT CARD/ATM	3
	260D - IMPERSONATION	2
	<b>Grid 1062 TOTAL</b>	<b>15</b>
02-322	<b>Grid 1761</b>	
	130B - SIMPLE ASSAULT	1
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
	2700 - EMBEZZLEMENT	1
	260A - FRAUD CON/SWINDLE/FALSE PRET.	1
	260B - FRAUD CREDIT CARD/ATM	1
	<b>Grid 1761 TOTAL</b>	<b>5</b>
02-236	<b>Grid 2353</b>	
	1000 - KIDNAPPING - ABDUCTION	1
	130B - SIMPLE ASSAULT	44
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	36
	350B - ILLEGAL DRUG EQUIPMENT	19
	260A - FRAUD CON/SWINDLE/FALSE PRET.	1
	260B - FRAUD CREDIT CARD/ATM	3
	260D - IMPERSONATION	1
	<b>Grid 2353 TOTAL</b>	<b>105</b>



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o A**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-05-31**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

	Part I Crimes	Total Crimes
02-262	Grid 0052	
	110A - RAPE	1
	1200 - ROBBERY	1
	130D - AGGRAVATED STALKING	2
	2200 - BURGLARY	8
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
	230G - SHOPLIFTING ALL OTHERS	7
	2400 - MOTOR VEHICLE THEFT	5
	Grid 0052 TOTAL	27 + 4 = 31
02-319	Grid 1062	
	1200 - ROBBERY	2
	130A - AGGRAVATED ASSAULT	1
	2200 - BURGLARY	2
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	11
	230G - SHOPLIFTING ALL OTHERS	7
	2400 - MOTOR VEHICLE THEFT	6
	Grid 1062 TOTAL	29 + 3 = 32
02-328	Grid 1761	
	1200 - ROBBERY	1
	130A - AGGRAVATED ASSAULT	2
	2200 - BURGLARY	6
	230C - SHOPLIFTING	2
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	5
	230G - SHOPLIFTING ALL OTHERS	5
	2400 - MOTOR VEHICLE THEFT	3
	Grid 1761 TOTAL	24 + 3 = 27
02-236	Grid 2353	



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o ACR**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-05-31**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

	<b>PART II Crimes</b>	<b>Total Crimes</b>
02-262	<b>Grid 0052</b>	
	130B - SIMPLE ASSAULT	3
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
	<b>Grid 0052 TOTAL</b>	<b>4</b>
02-319	<b>Grid 1062</b>	
	130B - SIMPLE ASSAULT	3
	<b>Grid 1062 TOTAL</b>	<b>3</b>
02-328	<b>Grid 1761</b>	
	130B - SIMPLE ASSAULT	1
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
	260A - FRAUD CON/SWINDLE/FALSE PRET.	1
	<b>Grid 1761 TOTAL</b>	<b>3</b>
02-236	<b>Grid 2353</b>	
	130B - SIMPLE ASSAULT	18
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	16
	350B - ILLEGAL DRUG EQUIPMENT	8
	260B - FRAUD CREDIT CARD/ATM	1
	<b>Grid 2353 TOTAL</b>	<b>43</b>
	<b>Total PART II :</b>	<b>53</b>



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-05-31**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

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**Grand Total: 169**

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-06-01" and OI.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and OI.Reporting\_Agency\_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ( "0052", "1062", "1761", "2353", "2363" )



# MEMORANDUM

TO: Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director  
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency  
Concurrency Approval for  
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director  
Mario G. Garcia, Chief



# MEMORANDUM

FORM 17A - 1/78

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



# MEMORANDUM

107.07-17A METRO-DADE/CSA/MAT MGT

TO: Guillermo E. Olmedillo  
Director  
Department of Planning and Zoning

DATE: September 22, 2000  
SUBJECT: Solid Waste Disposal  
Concurrency Determination

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager  
Jim Bostic, Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM  
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WM	WTI	Total [1][7]
		On-site Gross Tonnage	Unsorted to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	86,000	956,000 (53%/47%)
		196,000	196,000 (RTI)
** TOTAL @ 1.68M	870,000	86,000	956,000 (53%/47%)
		270,000	270,000 (RTI)
*** TOTAL @ 1.68M	870,000	86,000	956,000 (53%/47%)
and 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (two cell 5) (e less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,628,000	3,671,000	4,425,000
2001	2,865,000	8,568,000	3,407,000	4,185,000
2002	2,727,000	8,365,000	3,143,000	3,985,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

\* Ashfill capacity includes cell 17-20. Cells 18-20 have not been constructed.  
\*\* South Dade includes cells 3, 4 and 5. Cell 5 has not been constructed. Once ashfill capacity is used up, ash goes to South Dade. Assumes as unsorted consumes capacity whether or not it is used as cover.  
\*\*\* North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted, ash is exported. All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. (dated October 1999)

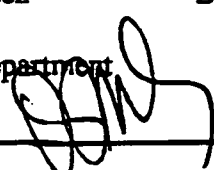
**MEMORANDUM**

**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** August 6, 2002

**FROM:** Vivian Donnell Rodriguez  
Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

18 

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD

**RECEIVED**  
AUG 07 2002

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

## 2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
TOTAL	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522